



Property Description

Light and beautifully presented, three-bedroom, semi-detached home with gardens, forming part of a popular residential development. Positioned on the outskirts of Dalkeith, Midlothian, to the south east of Edinburgh.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

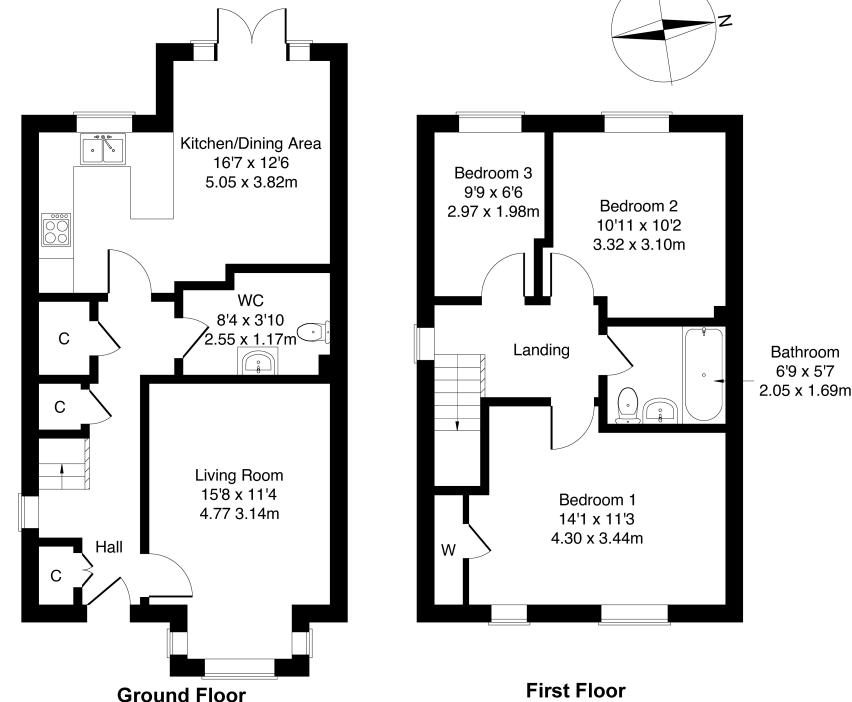
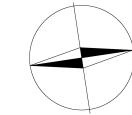
Highlights include an integrated kitchen with breakfast bar, modern flooring and tasteful contemporary decor. In addition, there is gas central heating, double glazing, and good storage, including a floored loft space.

With a lawn to the front, an enclosed rear garden includes a lawn, patio, two storage boxes, and a gate to the residential parking.

This popular development also has ample unrestricted residential and visitor spaces, together with well-maintained communal areas, including large open greens.

A welcoming entrance hall provides immediate access to the staircase and the remainder of the ground floor accommodation, setting the tone for the well-presented interior throughout. The living room is a bright and comfortable space, enhanced by wood-effect herringbone-style flooring, a central light fitting and a wall-mounted TV point. A large window allows an abundance of natural light to fill the room, creating an inviting area ideal for both relaxing and entertaining. Practicality continues with excellent built-in storage, including a useful storage cupboard and a shelved pantry cupboard. To the rear of the property, the kitchen/dining area offers a stylish and functional space, featuring wood-effect flooring, stone-effect worktops and under-cabinet lighting. The kitchen is fitted with a sink and drainer, a wall-mounted TV point and French patio doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Integrated appliances include a fridge/freezer, washing machine, dishwasher, oven and a gas hob with canopy extractor above. A convenient ground-floor WC completes the ground-level accommodation.

On the first floor, the spacious principal bedroom benefits from carpeted flooring, a central light fitting and a built-in wardrobe, providing both comfort and ample storage. Two further well-proportioned bedrooms, also carpeted, offer versatile accommodation suitable for family members, guests or home working, each enjoying a bright and airy feel. Completing the property is the modern fitted three-piece bathroom, which features tiled-effect flooring, contemporary spot lighting, a tiled splashback surround and a shower over the bath.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close by and features a Sainsbury's, M&S Food, Boots.

various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and the surrounding areas.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ

