



31 Easter Langside Drive, Dalkeith, Midlothian, EH22 2FR

Light & Beautifully Presented, Three-Bedroom, End-Terrace Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  find your happy Zoopla

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.

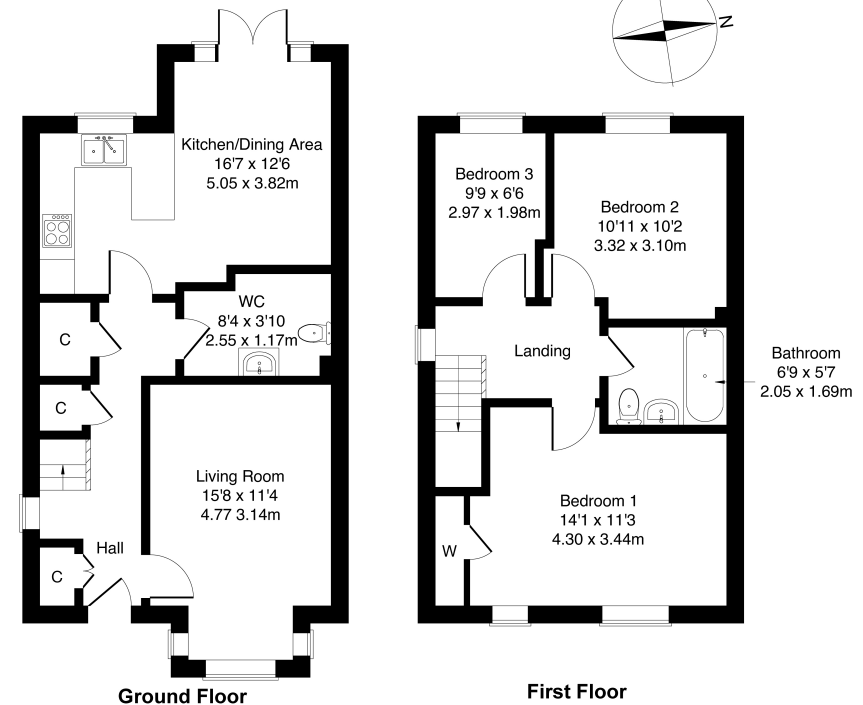
A welcoming entrance hall provides immediate access to the staircase and the remainder of the ground floor accommodation, setting the tone for the well-presented interior throughout. The living room is a bright and comfortable space, enhanced by wood-effect herringbone-style flooring, a central light 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 spotlighting, a tiled splashback surround and a shower over the bath.



31 Easter Langside Drive, Dalkeith, EH22 2FR

Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

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



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.