



20 Laurel Bank, Dalkeith, Edinburgh, EH22 2JH

Bright & Well Presented, Two-Bedroom, Mid Terrace Home.

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Property Description

Bright and well-presented, two-bedroom, mid-terrace house, with a garden and driveway. Located in an established residential area of Dalkeith, Midlothian.

Comprises an entrance hall, living room, kitchen, rear hall, two double bedrooms, and a bathroom.

Features include a fitted kitchen with appliances, contemporary flooring, gas central heating, double glazing, TV and telephone points, and good integrated storage, including a loft.

Externally there is an enclosed low-maintenance private rear garden with a lawn, patio and timber shed, whilst there is a paved two-car driveway to the front.

The entrance hall gives access to the carpeted stairway and to the living room. Set to the front, the lounge includes a wall-mount TV point, wood-effect flooring, coving, and a built-in store cupboard.

Set off the lounge, the kitchen gives further access to a rear hall with a built-in store cupboard and a door to the garden. The fitted units include stone-effect worktops, sink with drainer, a tiled surround; whilst appliances include a washing machine, fridge/freezer, and an integrated oven, gas hob and canopy with a stainless steel splashback.

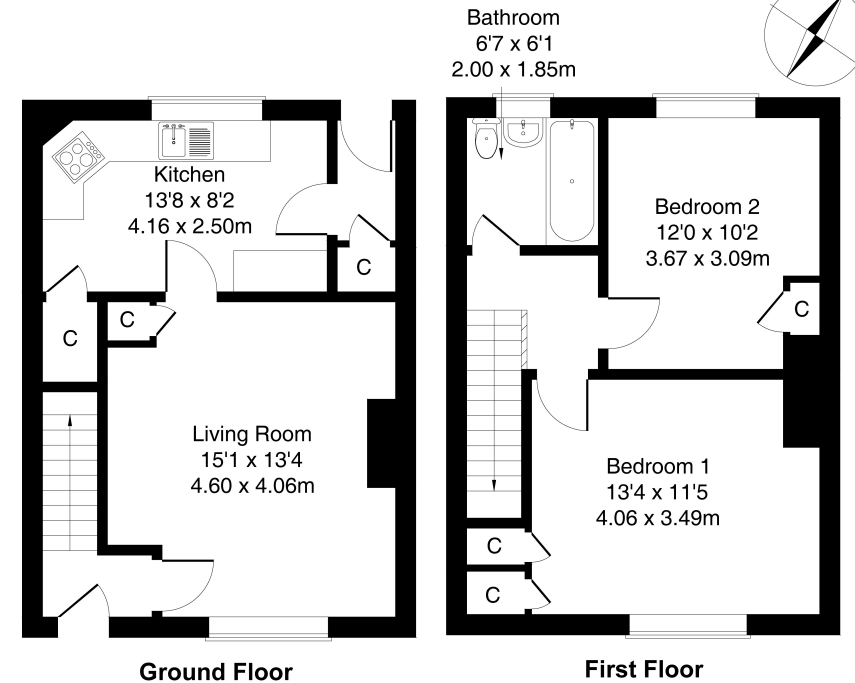
On the first floor, two double bedrooms are set to both aspects and feature a built-in store and carpeted flooring. A modern bathroom has a fitted suite, including a shower unit over the bath, recessed lighting, and tiled splash areas.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (807 sq ft - 75 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 are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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