



**97 Easter Langside Drive, Dalkeith, Midlothian, EH22 2FR**

Three Bedroom, Semi-Detached Home

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# Property Description

Light and beautifully-presented, three-bedroom, semi-detached family home with gardens and two allocated parking spaces. Set on a corner plot in a quiet, modern residential development located in popular Dalkeith, south-east of Edinburgh.

Comprises an; entrance hall, living room, dining/kitchen, three flexible bedrooms, en-suite shower room, a family bathroom, and a ground floor WC. Tastefully finished, highlights include a modern fitted kitchen and bathrooms, gas central heating, double glazing, and good storage spaces. Some furniture available by separate negotiation.

Externally there is a lawn to the front; whilst an enclosed rear garden includes a lawn, paved patio, and raised flower/planting beds. The development also offers additional unrestricted on-street parking and visitors spaces, and well-maintained communal grounds including a large 'village green.'

A good-sized entrance hall has easy maintenance flooring, space for outerwear, and gives access to the lounge and the WC with a two-piece suite. With carpeted stairs to the first-floor landing and two separate store cupboards, the front-aspect living room offers a wall-mount TV point and ample space for freestanding furniture.

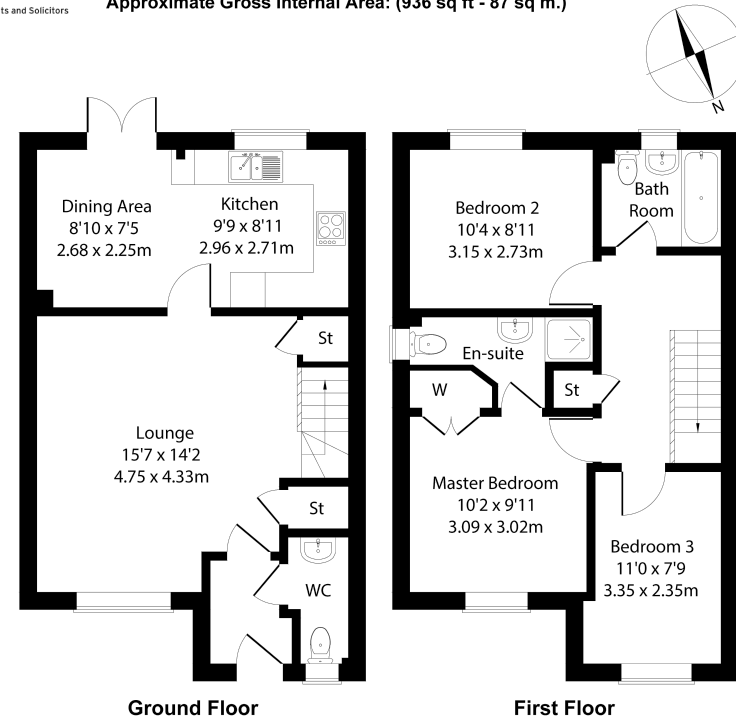
Rear-facing, the kitchen has space for a dinner table and has French patio doors to the private garden. Modern fitted units include wood-effect worktops with matching upstand, sink with drainer, and an integrated dishwasher, fridge/freezer, double oven, and gas hob with a canopy above.

On the first floor, a generous master bedroom is set to the front, with a built-in wardrobe and an en-suite shower room with an integrated cubicle. Two further flexible bedrooms are set to either aspect and include carpeted flooring and pendant light fittings.

Completing the accommodation and set to the rear, the family bathroom is fitted with a three-piece suite and tiled splash walls.

A 360 Virtual Tour is available online.

**mov<sup>8</sup>** REAL ESTATE **97 Easter Langside Drive, Dalkeith, EH22 2FR**  
Estate Agents and Solicitors Approximate Gross Internal Area: (936 sq ft - 87 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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Estate Agents and Solicitors



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