

6 Wester Kippielaw Loan, Dalkeith, EH22 2GJ

OFFERS OVER £399,000



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- Impressive detached family villa in peaceful cul-de-sac setting
- Living room, dining room and conservatory/sun lounge
- Fully fitted kitchen/breakfast room and utility room
- Five bedrooms (2 en suite)
- Large family bathroom plus downstairs toilet/cloakroom
- Gas central heating and double glazed windows
- Detached double garage, extensive driveway and enclosed landscaped garden
- Ideal commuter base
- EPC C

Description

This modern detached villa is most attractive with its part stone-cladding and boasts a truly spacious well-designed interior which has the ability to easily adapt to the ever-changing needs of family life. It was built in 2014 and has been well maintained in the intervening years and several improvements. There is a very sizeable bay-windowed living room giving direct access into a flexible extra-large conservatory/sun room and the formal dining room. An attractive fitted kitchen/breakfast room is lined with glossy units in popular white/grey and includes appliances. A versatile study/bedroom 5, utility room and handy toilet compartment are also positioned on the ground floor. A spindled staircase rises upstairs to the galleried landing leading off to the family bathroom, master bedroom (enjoying the luxury of an en suite bathroom with shower cabinet and three further bedrooms (one also en suite)). The property has great storage provision and several rooms benefit from two windows ensuring above average brightness.





Central heating and double glazing

Gas central heating operated by a replacement boiler (Circa 2020) is complemented by double glazing.

Double garage and garden

This large level plot incorporates an extensive mono blocked driveway able to accommodate several cars leading to a detached garage with pitched roof and double doors. It is an established garden featuring a large stone-flagged patio area, lawn and ornamental trees.

Location

6 Wester Kippielaw Loan is positioned in a small, peaceful cul-de-sac on a modern self-contained estate which is attractively landscaped and encircled by mature trees. Despite an almost 'hide-away' setting it is very central setting attracting many families. The historic town of Dalkeith located on the A68 (8 miles from Edinburgh) has evolved into a popular choice for commuters as offers ready access to the City Bypass and other major road networks. Excellent bus services operate and there is a rail station with rapid connections into central Edinburgh. The town has a thriving centre with numerous amenities including two large supermarkets and Schools Community Camp. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive away.

Valuation

The property has been valued by surveyors at £420,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

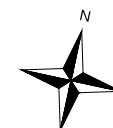
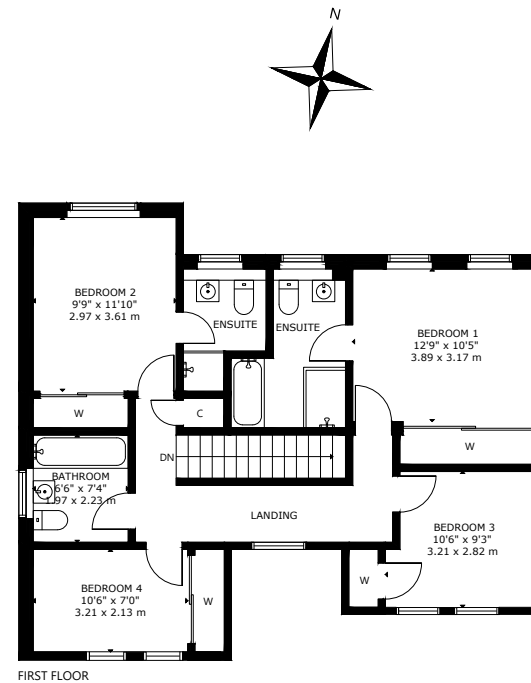
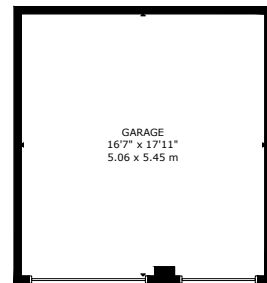
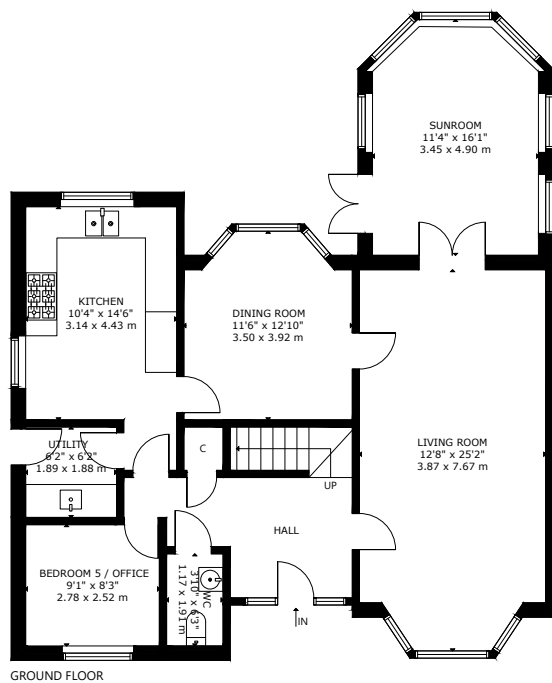
The property lies in Council Tax Band G and has a C rated Energy Performance certificate.

Extras

The fitted carpets, floor coverings, blinds and the integrated oven, extractor hood, range gas cooker, dishwasher and USA-style fridge freezer are included in the sale price.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)



6 WESTER KIPPIELAW LOAN, DALKEITH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,959 SQ FT / 182 SQ M
 GARAGE 297 SQ FT / 28 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
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