

# 28 Easter Langside Crescent Dalkeith, EH22 2FL

FIXED PRICE £242,000



drummondmiller





- Semi detached 3 bed villa within popular private development
- Entrance hall, living room and downstairs WC
- Separate fitted kitchen
- 3 bedrooms and family bathroom upstairs
- Gas central heating and double glazing
- Enclosed private garden
- Council Tax Band D
- EPC Rating C

### Description

Forming part of the popular Easter Langside development, this semi detached villa would make an ideal starter home. It boasts many attractive features including private front and rear garden. The ground floor accommodation comprises a welcoming entrance hall, a lovely bright living room, kitchen with integrated appliances and a downstairs WC. Upstairs, there are two double bedrooms with the largest having a storage cupboard, and a further third bedroom. A family bathroom with three-piece suite and a window. There is also an attic which provides additional storage space.







### Central Heating and Double Glazing

Gas central heating and double glazing have been installed making this a warm and cosy home.

### Gardens and Parking

There is a fully enclosed rear garden and unallocated parking is provided to front and rear there is also visitors parking available within the development.

### Home Report

The property has been valued by chartered surveyors at £245,000.

### Viewings

To view telephone Agents on 0131 229 3399.

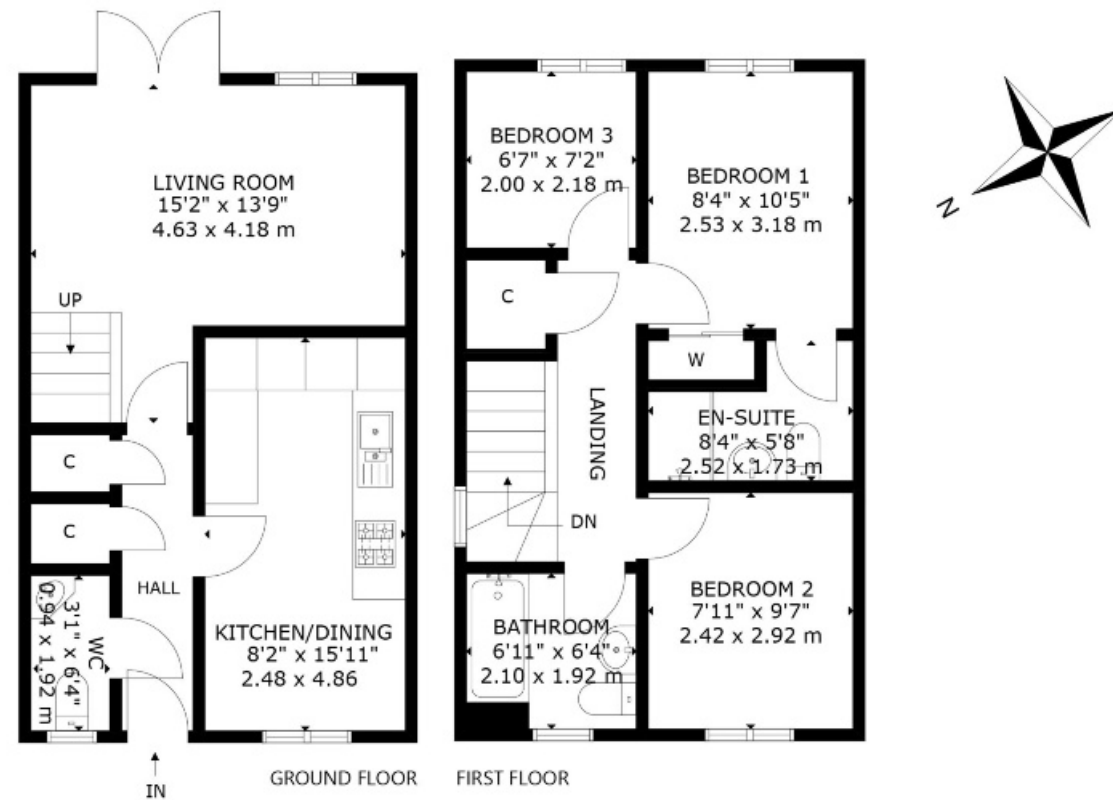
### Extras

The fitted carpets, light fittings, blinds, fridge freezer, washing machine, dishwasher, oven, hob and hood are all included in the sale price.

### Location

This modern estate is conveniently located just a short stroll away from Dalkeith's excellent modern school campus and is within easy reach of the many shops/amenities in the town centre. Historic Dalkeith occupies a raised plateau overlooking the valley of the River Esk. It has expanded in recent years through development and has evolved into a popular base for Edinburgh commuters (City Centre 8 miles). The Bypass and Shawfair Park and Ride facility are less than two miles away and Eskbank train station is also just a short journey away. Major shopping is available at nearby Hardengreen, Straiton and Fort Kinnaird.





28 EASTER LANGSIDE CRESCENT, DALKEITH, EH22 2FJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506	0131	0131	0141	0131
655 034	663 9568	229 3399	332 0086	665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller