

FIXED PRICE £230,000

18 Kippielaw Drive, Easthouses
Dalkeith, EH22 4HS

drummondmiller
Solicitors & Estate Agents



- 3-bedroomed semi detached 1980's villa on mature estate
- Living room/dining room and separate kitchen
- 3 bedrooms and family bathroom
- Gas central heating and double glazing
- Corner plot with driveway and garage
- Mature estate in close proximity to St Davids Primary School
- EPC C

Description

This spacious 1980s brick-built semidetached villa offers a well proportioned accommodation (79sqm) in a peaceful cul-de-sac setting. Situated on a generous corner plot and bounded to the rear by St Davids primary school, it benefits from a private driveway and garage. The ground floor features a bright and welcoming living room/dining room and a spacious fitted kitchen with direct access to the rear garden. Upstairs, two well-sized double bedrooms, single bedroom and bathroom are located. The property also benefits from ample storage and attic space.





Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

Gardens and Driveway

The property occupies a larger than average corner plot which is fully enclosed and also benefits from a driveway and garage.

Location

The historic town of Dalkeith located on the A68 (8 miles from Edinburgh) has evolved into a popular choice for commuters. Very ready access is gained to the City Bypass and other major road networks. Excellent bus services operate and there is a rail station with connections into central Edinburgh. The town has a thriving centre with numerous amenities including two large supermarkets and Schools Community Campus. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive away.

Extras

Carpets, blinds and the cooker and washing machine are included in the sale price.

Valuation

The property has been valued by surveyors at £230,000 and the home report is available via the ESPC website.

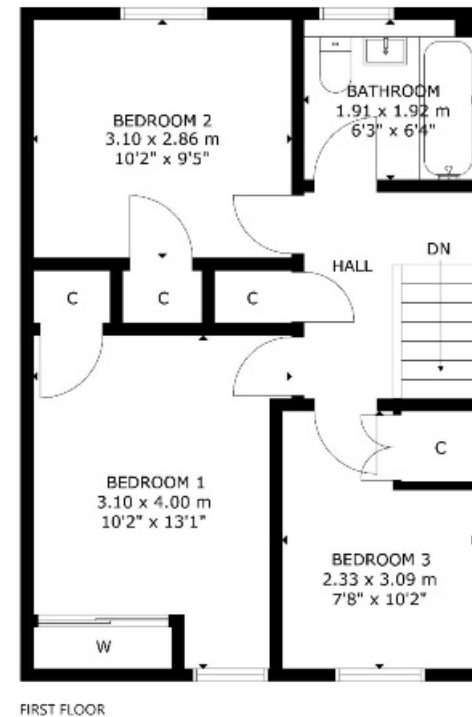
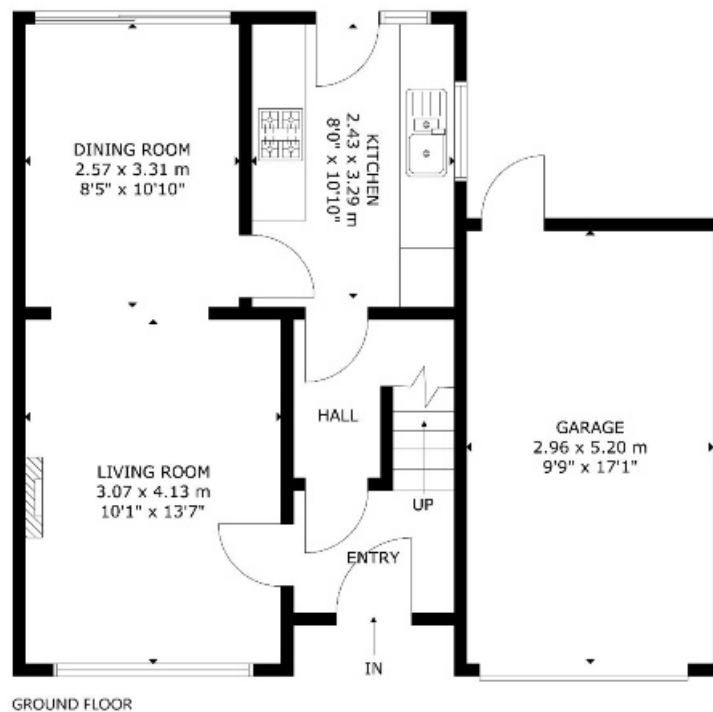
Council Tax and EPC

18 Kippilaw Drive lies in Council Tax D and has an EPC C rating.

Viewing

To view telephone agents on 0131 229 3399.





18 KIPPELAW DRIVE, EASTHOUSES, DALKEITH EH22 4HS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 858 SQ FT / 79 SQ M
 GARAGE 166 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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