



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**143 Easter Langside Drive  
Dalkeith, EH22 2FR**



## DETACHED HOUSE

- Living Room
- Kitchen/Dining Room
- Utility Room
- W.C.
- Five Bedrooms (Two En-Suite)
- Bathroom
- Private Front & Rear Garden
- Double Garage
- Double Glazed & GCH
- EPC Rating - B



This impressive detached house with large, secluded rear garden forms part of a modern development in the popular town of Dalkeith in Midlothian. Dalkeith offers a wealth of shops, amenities, schooling and recreational facilities and great transport links provide swift access to Edinburgh city centre and the surrounding areas. The accommodation on the ground floor comprises; entrance hallway, spacious, south-facing living room, separate kitchen/dining with breakfast bar and direct access to the rear garden, utility room and sperate W.C. There are five double bedrooms on the first floor, two with en-suite shower rooms and built in wardrobes, and a stylish family bathroom with separate shower and bath. There is a large private garden to the rear and a further neatly maintained garden at the front. A driveway and double garage give ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer and dishwasher. The appliances included are sold as seen with no warranty provided.





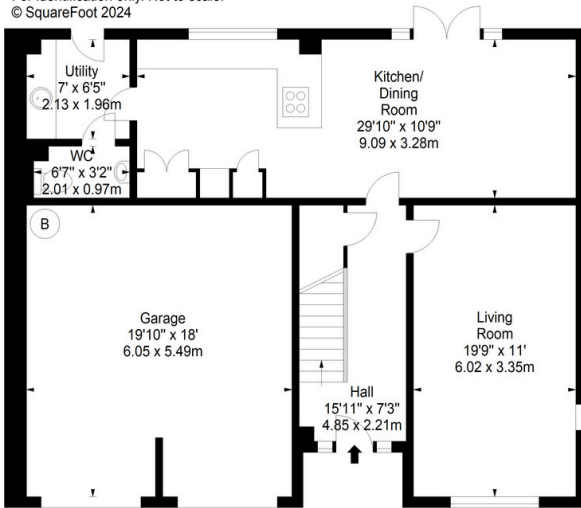
Easter Langside Drive,  
Dalkeith,  
Midlothian, EH22 2FR



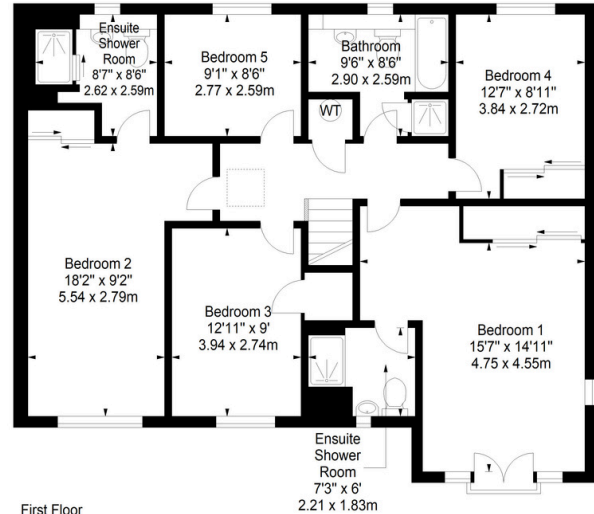
Approx. Gross Internal Area  
1816 Sq Ft - 168.71 Sq M  
Garage

Approx. Gross Internal Area  
356 Sq Ft - 33.07 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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