



18 Ryndale Drive
Dalkeith, Midlothian
EH22 2EL



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Forming part of a beautiful modern development, this semi-detached house is an inviting three-bedroom residence that is presented in immaculate decorative order. It offers bright and spacious rooms, which are complete with fashionable décor and quality finishings. It also boasts an on-trend, monochrome-inspired kitchen and generous open-plan dining room that extends out to a southwest-facing rear garden, laid with a patio and a sweeping lawn. The property also has private parking for two cars and a convenient location in Dalkeith, set within easy reach of amenities, schools, and transport links, as well as the surrounding countryside.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included.

Features

- Semi-detached house in move-in condition
- Family-friendly setting in Dalkeith
- 25 minutes by car from Edinburgh city centre
- Modern interior design throughout
- Hall with storage and a utility cupboard
- Living room with a box bay window
- Modern kitchen/dining room
- Three immaculate bedrooms
- Quality bathroom with overhead shower
- Conveniently located ground-floor WC
- Carefully maintained front garden
- Large, fully-enclosed rear garden
- Tandem driveway for private parking
- Gas central heating and double glazing









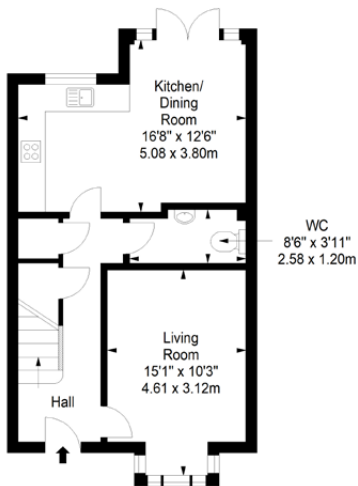
Floorplan



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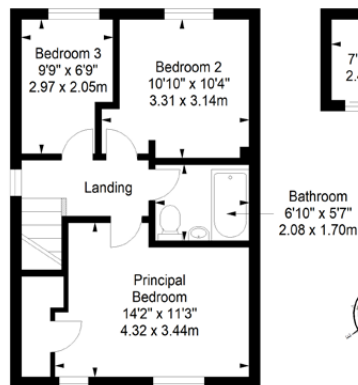
Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



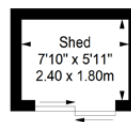
First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Shed

Approx. 4.3 sq. metres (46.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)



EPC Rating - C | Council tax band - D | Home report Value - £260,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included. A freestanding fridge/freezer and a washing machine are available by separate negotiation.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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