



25 EASTER LANGSIDE  
MEDWAY  
Dalkeith  
EH22 2FJ







Stylish and spacious semi-detached villa in a modern development situated within a popular residential area on the edge of Dalkeith, close to a full range of local amenities as well as within easy commuting distance of Edinburgh City Centre. Dalkeith is a thriving town situated in Midlothian approximately eight miles from Edinburgh City Centre. The town offers a large range of shops and local amenities including primary and secondary schools. The area benefits from regular public transport links including rail and bus services. A cycle pathway is located nearby providing access to Edinburgh and the surrounding countryside.



Dalkeith has access to a variety of recreational activities including golf clubs, leisure centres and many parks including the popular and well known Dalkeith Country Park with a full range of activities on offer. The beautiful coastline at East Lothian is nearby which offers lovely beaches and coastal Towns.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale.

## PROPERTY DETAILS

- Entrance Hall with carpeted staircase to upper floor.
- Spacious Lounge with window to the front and double doors to kitchen.
- Modern Dining Kitchen with a range of wall and base units. Integrated gas hob, oven and extractor. The washing machine and fridge/freezer are included in the sale. Ample space for dining table and chair. Under stair store cupboard. French door provide direct access to the rear garden.
- WC with white two piece suite comprising wash hand basin and WC. Frosted window to front.
- Hall with loft access and store cupboard.
- Main bedroom with window to front and two double built in wardrobes with hanging space and shelving.
- Bedroom two with rear facing window with lovely open views.
- Family bathroom with three-piece white suite comprising bath with mixer with shower above, wash hand basin and WC. Frosted window to rear.



Viewing by appointment on 0131 524 3800













## EXTERNAL

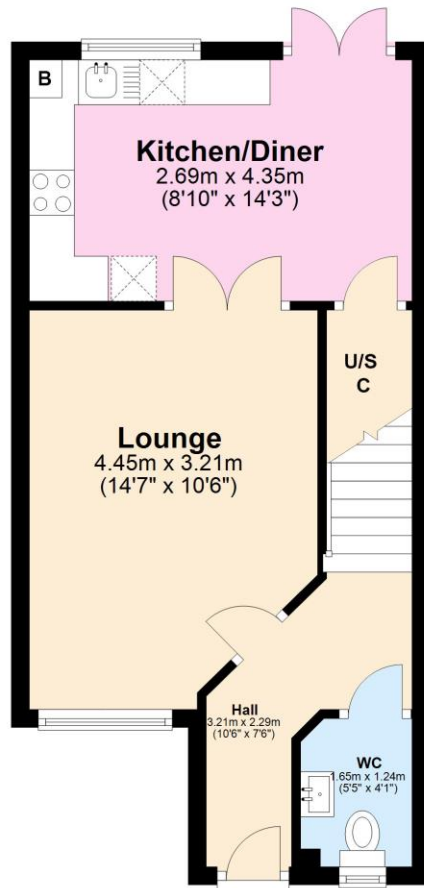
A monoblock driveway provides off-street parking. Private gardens to front and side with a large and enclosed garden to rear with decked area with space for garden furniture.

The garden shed is included in the sale.

- Energy Efficiency Rating - C
- Council Tax Band - E

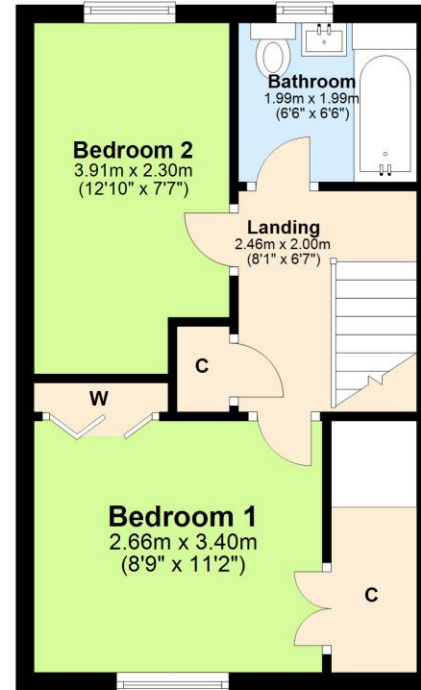
## Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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