










Offers Over  
**£165,000**

## 97 Wester Kippielaw Drive

Dalkeith | Midlothian | EH22 2GR

Immaculate and spacious ground floor flat enjoying a peaceful setting within a highly sought-after modern development in the popular Midlothian town of Dalkeith. This property would make an ideal purchase for the first-time buyer and young professionals and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

Upon entering, you're greeted by a welcoming hallway that sets the tone for this inviting residence. The reception area offers ample space for a dining table, featuring leafy front aspects from two windows and laminate flooring. The fitted kitchen boasts a range of wall and base units, with integrated appliances including an oven, hob, and dishwasher. Its garden aspect provides a pleasant view, complemented by a further full-height storage cupboard. The principal double bedroom is equipped with built-in wardrobes and an en-suite shower room for added convenience. A secondary double bedroom features carpeted flooring and dual frontage windows, adding to the bright ambiance. Completing the accommodation is a bathroom with a three-piece white suite, complete with a thermostatic shower over the bath and acrylic panels for easy maintenance.

The development is factored by Hacking and Paterson with an estimate cost of £200 per quarter.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

The property is surrounded by well-kept communal garden grounds and an allocated parking space can be found to the side.

## Viewing

Please contact Neilsons on 0131 625 2222.



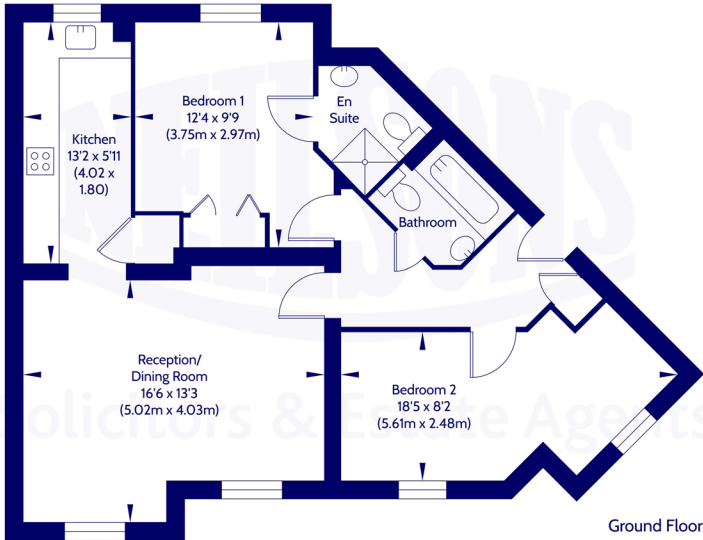


## Location

Wester Kippielaw Drive forms part of an exclusive modern development, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.



Approx. Gross Internal Floor Area 65.4 Sq M / 704 Sq Ft.



Ground Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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