










Offers Over

**£270,000**

## 35 Kippielaw Walk

Dalkeith | Midlothian | EH22 4HS

An excellent opportunity has arisen to purchase this attractive, generously proportioned 4 bedroom detached villa occupying a sizeable plot with private gardens to the front, side and rear together a long driveway and single detached garage. Quietly positioned within a pleasant cul-de-sac setting in the popular Dalkeith district of Midlothian, the property is within easy reach of good local amenities, reputable schooling and commuting links.

-  4 Bedroom
-  2 Public room
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - E



## Description

The property, which would now benefit from some general modernisation and upgrading, offers excellent family accommodation over two floors and merits internal viewing to be fully appreciated. The entrance hallway leads to all downstairs accommodation including a two piece WC apartment and there is a carpeted staircase to the upper floor. Double doors lead to the front facing sittingroom, a generously proportioned room with feature fireplace and pleasant private aspect over the front garden. Located to the rear is a separate diningroom, currently laid out as a 2nd lounge. The dual aspect kitchen is fitted with ample wall and base units with gas cooker, washing machine and fridge included in the sale. A UPVC glazed door leads to the private side/rear garden. Upstairs leads to all four generous bedrooms, three of which has useful built-in wardrobes/ storage together with the family bathroom comprising of a three piece cream suite with electric shower over bath. In addition, the upper landing has further storage provisions including an attic and further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the gas cooker, fridge, washing machine and freezer in the garage. The sofas and corner unit in lounge can be included in sale if desired.

## Gardens, driveway and garage

There is a secluded private garden to the front, laid to lawn and bordered by high hedges providing a great deal of privacy. A lengthy driveway to the side provides off-street parking and leads to the single garage/workshop with power and light with overhead storage. The fully enclosed rear garden is a good size and has a paved patio, decked patio with pergola and an area of lawn with greenhouse and garden shed included in the sale. Further access to the garage is granted from the rear garden.

## Viewing

By appointment with Neilsons on 0131 625 2222.





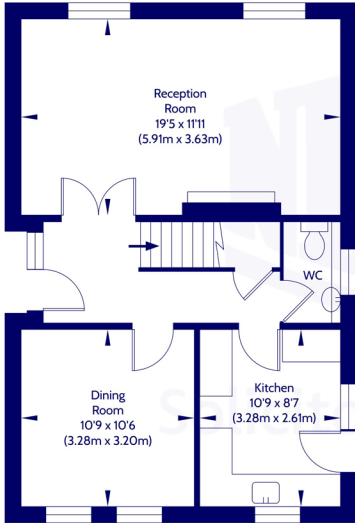
## Location

Kippielaw Walk is located off Easthouses Road, 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 an array 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 with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.

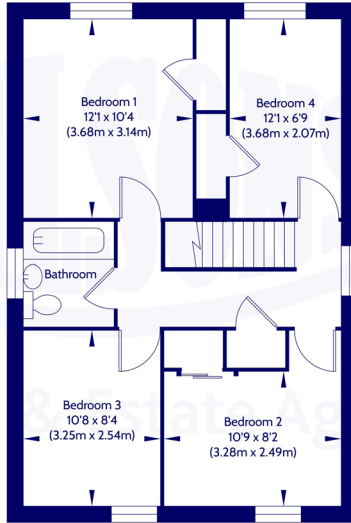




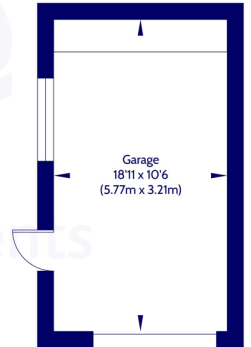
Approx. Gross Internal Floor Area 105.44 Sq M / 1135 Sq Ft.



Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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