



Solicitors & Estate Agents









Offers Over

£160,000

56a Easter Langside Drive

Dalkeith | Midlothian | EH22 2FH

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.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  On-street parking
-  EPC rating – B
-  Council tax band - C



Description

In move-in condition, the generously proportioned accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, fantastic sized lounge/dining open plan to modern fitted kitchen, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom with fitted wardrobes and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances which include; fridge/freezer, washer/dryer, dishwasher and oven/hob.

Gardens & Parking

The property benefits from a well-maintained communal garden to the rear together a secure bike store. Ample on-street parking can be found to the front and side of the property.

Factors

Factor Fees of approx. £230 per quarter is payable to James Gibb for the upkeep of the communal areas.

Viewing

By appointment through Neilsons (0131 625 2222).





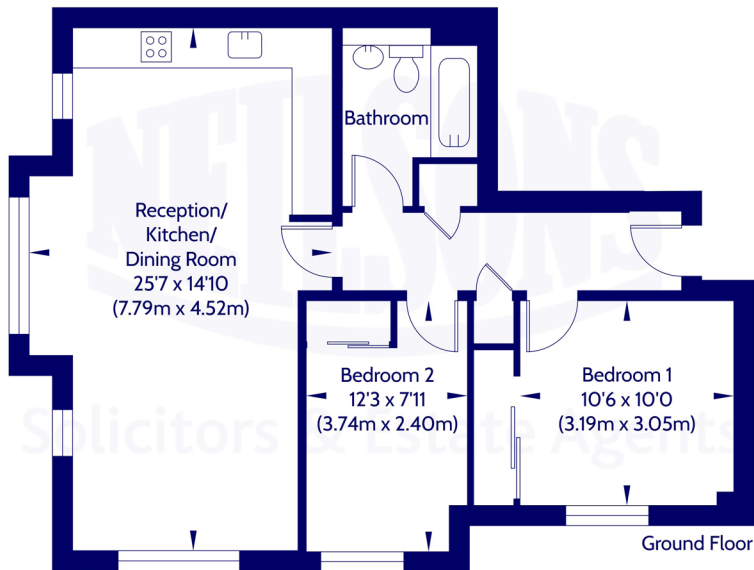
Location

Easter Langside 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 64.23 Sq M / 691 Sq Ft.



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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