










Solicitors & Estate Agents



7 Easter Langside Crescent

Dalkeith | Midlothian | EH22 2FL

This impressive, beautifully presented terraced villa with private gardens and allocated parking space is quietly positioned within an established modern development in the popular Midlothian town of Dalkeith, close to local amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered to the market in true move-in condition, this delightful home shall undoubtedly appeal to the professional person/couple or small family seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated. Having been meticulously maintained and updated to includes feature spotlights, new flooring and decoration throughout, the light and stylish accommodation comprise; entrance hallway with excellent storage provisions including a utility cupboard with washing machine (included). There is a lovely and spacious lounge/diner located to the rear with French doors leading to the lovely, landscaped rear garden. The fully integrated kitchen with open outlook to the front, is fitted with a range of wall and base units, complementary worktops incorporating the built-in SMEG gas hob, electric oven, microwave and hood and integrated appliances (fridge freezer and dishwasher). Completing the downstairs accommodation is a practical two piece WC apartment. A carpeted staircase leads to the upper floor with further storage provisions and leads to the two sizeable double bedrooms, both with built-in wardrobes and the stylish shower room comprises of a modern suite with mains shower. Further benefits include gas central heating with combi boiler, double glazing and smart security system.



Extras

All the fitted floor coverings, light fitting and blinds shall be included in the sale together with the built-in hob/oven/microwave/hood, washing-machine and integrated dishwasher and fridge freezer.

Gardens and allocated parking space

There is a private garden to the front, with central pathway and lawn. Located to the rear is a fully enclosed rear garden with paved patio, chipstones and lawn housing the garden shed. An allocated parking space is located adjacent to the property.

Factors

James Gibb are the factoring agents for the development to which a fee of approx. £12 per month is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.



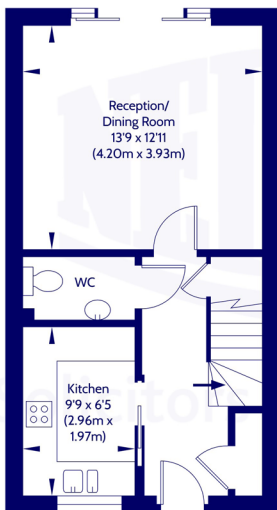


Location

Easter Langside Crescent forms part of a popular contemporary development within the sought-after Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs including a Sainsbury's local. 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 together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.



Approx. Gross Internal Floor Area 69.61 Sq M / 749 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.



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