



Solicitors & Estate Agents










Offers Over

£210,000

13 Easter Langside Drive

Dalkeith | Midlothian | EH22 2FR

Situated in a popular and well-established residential area, this beautifully presented two-bedroom property in move-in condition, offers a perfect blend of style, practicality, and comfort—ideal for a range of buyers, including first-time purchasers, small families, downsizers, or investors looking for a well-maintained and versatile home.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

Upon entering, you are welcomed into a bright and inviting hallway that leads to a generously sized living room. This well-proportioned space offers a warm and relaxing setting for everyday living, with ample room for comfortable seating and entertainment systems. The large window allows for plenty of natural light, creating a bright and airy feel throughout. To the rear of the home, the spacious kitchen/diner provides a practical and social hub of the house. Well-equipped with a range of wall and base units, generous worktop space, and room for a dining table and chairs, it's an ideal area for both cooking and family meals. Patio doors lead directly to the rear garden, making outdoor dining and entertaining easy and enjoyable. The property also benefits from a convenient downstairs WC, a practical addition that enhances everyday functionality, especially for guests or busy households. Upstairs, the home comprises two well-sized bedrooms, each offering comfortable accommodation with potential for storage solutions or even home office space, depending on your lifestyle needs. The main bathroom is modern and well-appointed, featuring a three-piece suite and finished to a high standard.



Maintenance for the surrounding communal areas is managed by Ross and Liddell, with an approximate annual fee of £150.

Extras

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

Gardens & Parking

Externally, this property continues to impress. The private front and rear gardens offer space for relaxing, gardening, or hosting friends and family during the warmer months. The rear garden is particularly appealing with its sense of privacy and low-maintenance design, making it ideal for a range of buyers. To the rear of the property, you'll find residential, non-allocated parking, ensuring convenient access without the stress of designated bays—perfect for households with more than one car or visiting guests.

Viewing

Please contact Neilsons on 0131 625 2222.



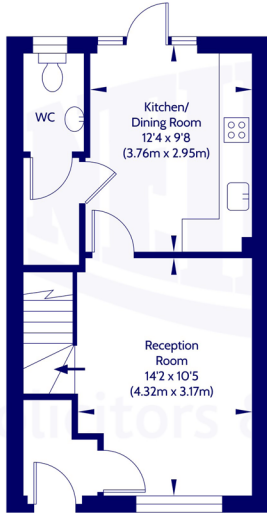


Location

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 67.82 Sq M / 730 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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