



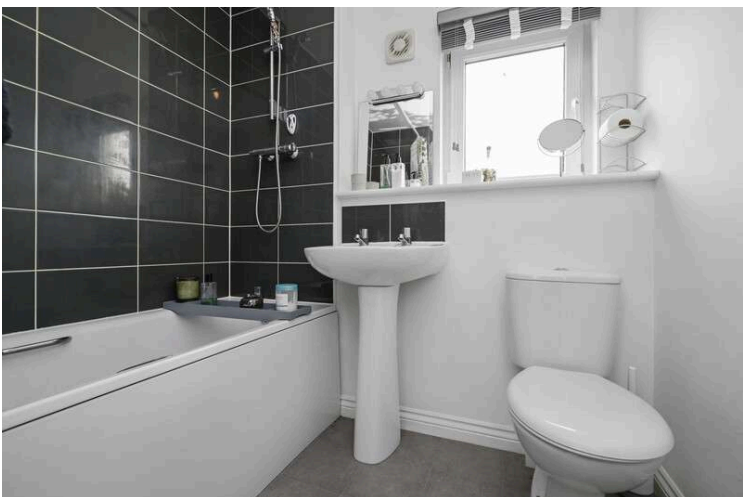
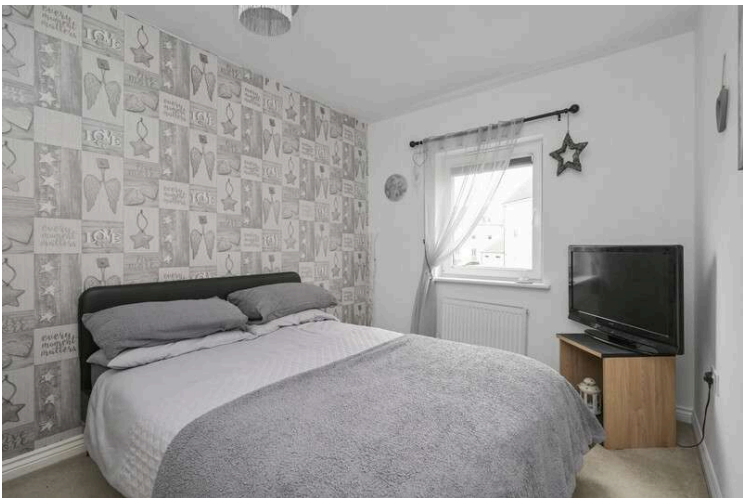
2 Wester Kippielaw Park, Dalkeith, Midlothian, EH22 2GE

www.mcdougallmcqueen.co.uk



Superb first-time purchase. McDougall McQueen are delighted to present to the market this lovely three-bedroom end terraced house situated in an established modern development in the bustling Midlothian town of Dalkeith. The property is presented in move-in condition throughout and is perfectly placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers, young families, and professional couples alike, this property has private garden grounds to the front and rear with an allocated parking space and ample additional visitor parking. Viewing is by appointment and should be conducted at your earliest convenience to avoid disappointment.

- Entrance hallway with stairs to the upper level
- Ground floor WC
- Spacious living and dining room with under stair store cupboard, and a window and French doors to the rear garden
- Modern fully fitted breakfasting kitchen with a range of base and wall units, gas hob with stainless steel splashback, oven, extractor, integrated dishwasher, integrated washing machine and integrated fridge freezer
- Upper hallway with loft access, store cupboard, and window to the side
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with window to the rear
- Family bathroom with three-piece white suite with shower over the bath, wc, and sink
- Gas central heating and double glazing
- Private garden grounds to the front and rear, with side gated access, ideal for outside entertaining
- Allocated parking and additional visitor parking



Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks.

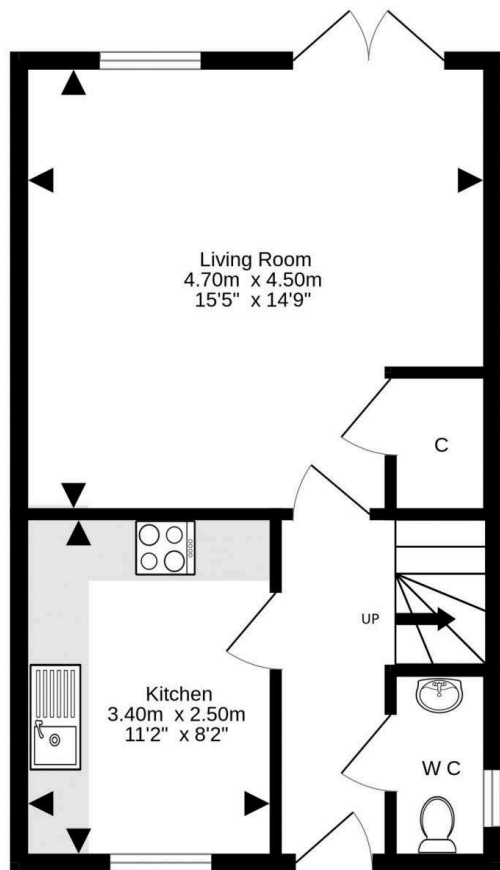
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances or movable goods included in the sale. Other items may be available by negotiation.

Price & Viewing

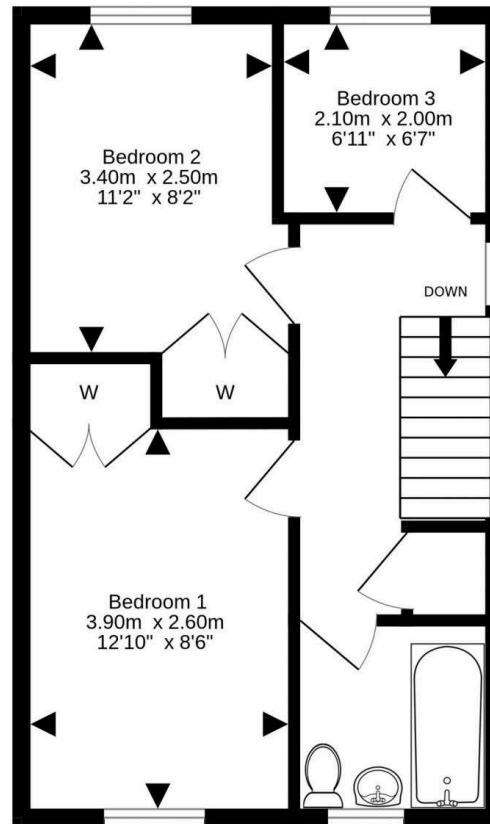
For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor

WC
1.90m x 1.00m
6'3" x 3'3"



1st Floor

Bathroom
1.90m x 1.90m
6'3" x 6'3"



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

