



Little Acre, 7 Easthouses Road, Easthouses, EH22 4DH

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Welcome to 7 Easthouses Road, a wonderfully spacious, rarely available detached bungalow occupying a large garden plot of approximately quarter of an acre, set back from the main road in an exclusive small cul de sac development of similar style properties. We at McDougall McQueen are delighted to offer this lovely property to the market in the Easthouses area of Dalkeith Midlothian. This property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass, and the Scottish Motorway Network. Ideal for professional couples, families and those looking for ground floor living, we are sure given the spacious accommodation, the quiet child safe location, and garden grounds on offer, early viewing is recommended to avoid disappointment.

- Entrance porch
- Hallway with store cupboard and loft access (pull down ladder access, part floored, with light)
- Bright and spacious living room with dual aspect windows
- Fitted kitchen and dining area with a range of wall, base, and peninsular units, electric cooker, extractor, and integrated dishwasher, ample store cupboards and dining area providing access to the conservatory
- Utility room with base units and worktop, plumbed for a washing machine, store cupboard, and garden access
- Excellent dwarf wall conservatory with lighting, power, and heating radiator
- Family bathroom with three-piece white suite, wc and sink with vanity unit, bath with shower attachment
- Main bedroom with rear facing window and full width mirrored wardrobes
- Bedroom two and three with built-in mirrored wardrobes
- Separate family shower room, shower cubicle, sink with vanity unit, and wc
- Gas central heating and double glazing
- Driveway and detached garage with light and power
- Superbly sized (0.25 acres) private garden grounds surrounding the property which are ideal for outside entertaining with various patio seating areas and large shed.



Location

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

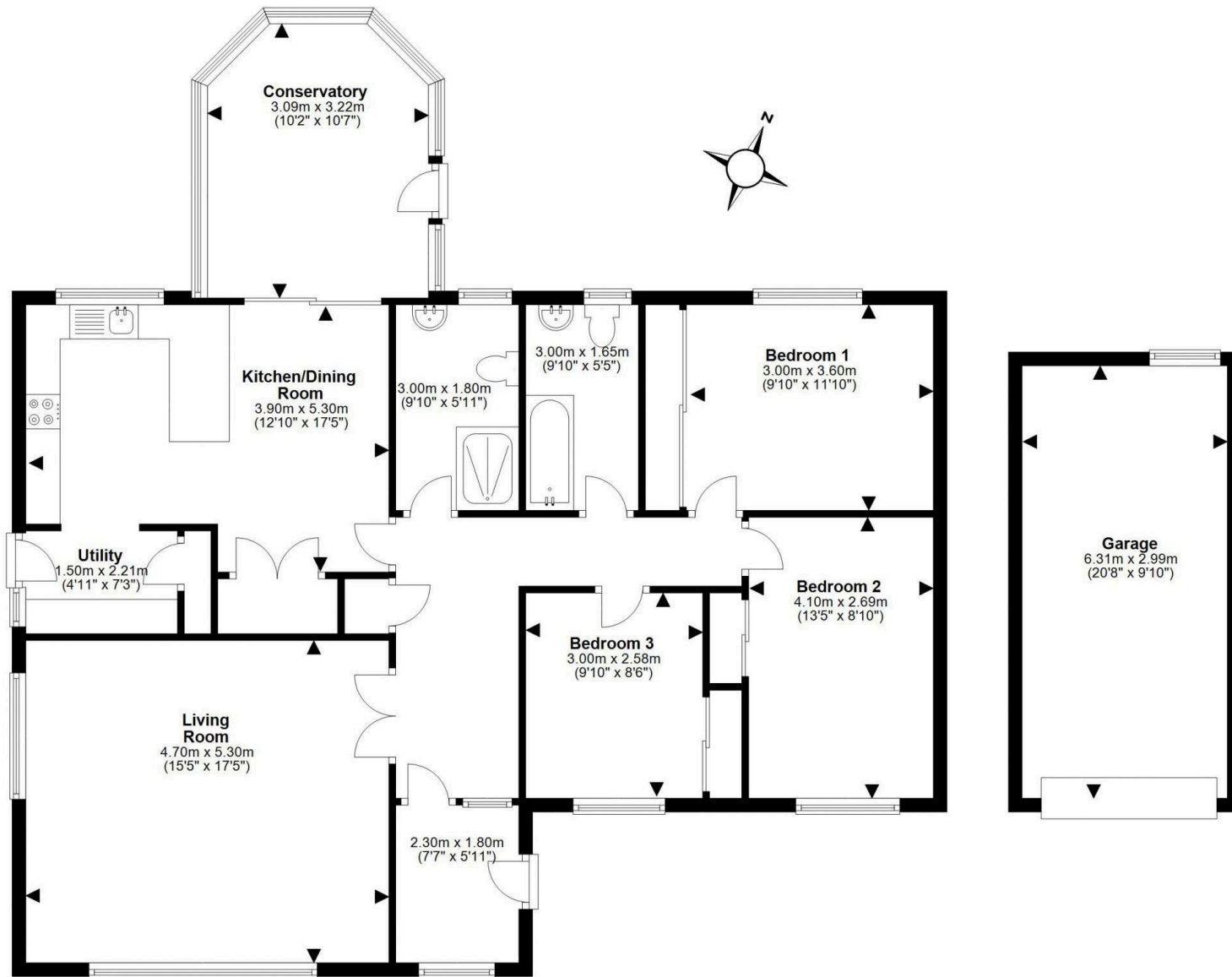
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, electric cooker, extractor, integrated appliances and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items may be available by negotiation.

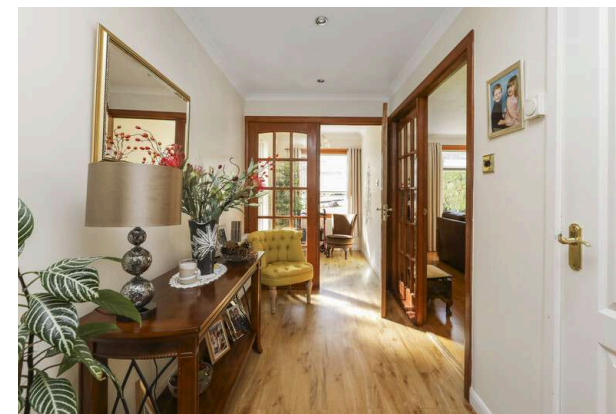
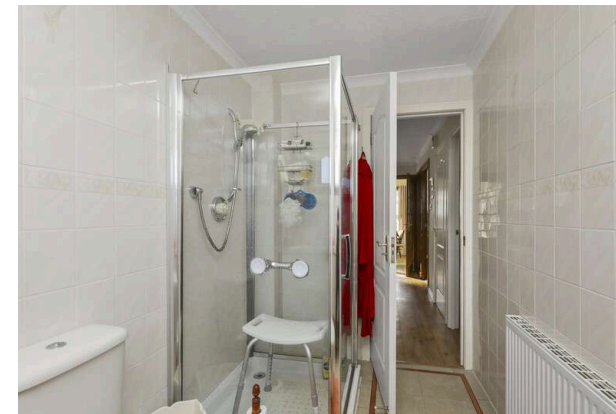
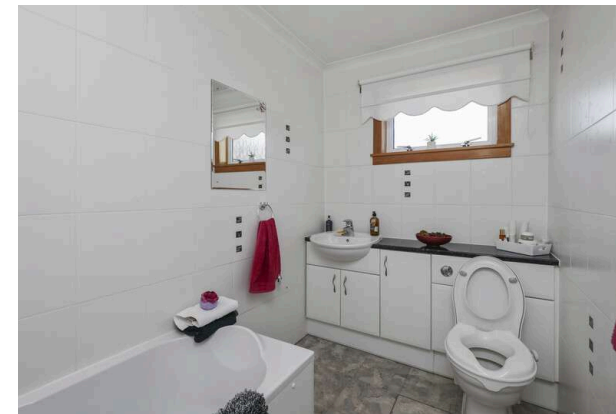
Price & Viewing

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

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

