



40 Easter Langside Crescent, Dalkeith, Midlothian, EH22 2FL

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to 40 Easter Langside Crescent, a lovely bright and spacious modern detached villa. McDougall McQueen are delighted to present to the market this four-bedroom detached house providing modern and spacious family living accommodation, set on prominent plot within a much sought-after modern residential development on the outskirts of Dalkeith, Midlothian. Conveniently located, this property is ideally placed to take advantage of all transport links and is only a short walk from local shopping and schooling. Ideal for professional couples, and families alike, this property occupies a prime location within the estate and has garden grounds to the front, side, and rear which are ideal for outside entertaining. A driveway provides off-street parking space for two cars and access to an integral single garage with light and power.

- Terrific and commanding location within a modern residential development
- Entrance hallway
- Ground floor WC
- Spacious living room with French doors to the rear garden
- Dining room with bay style window to the front
- Modern well equipped dining kitchen with a range of base and wall units, breakfast bar, ceramic touch control hob, double oven, stainless steel splashback, extractor, integrated fridge freezer and integrated dishwasher
- Upper hallway with loft access and airing cupboard
- Lovely family bathroom with three-piece white suite
- Main bedroom with twin windows to the front and built-in wardrobes and storage
- En-suite shower room
- Bedroom two with front facing window and including wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Gas central heating and double glazing
- Two car driveway leading to an integral garage with light and power
- Lovely private garden grounds to the front, side, and rear, providing ample space for entertaining and relaxation



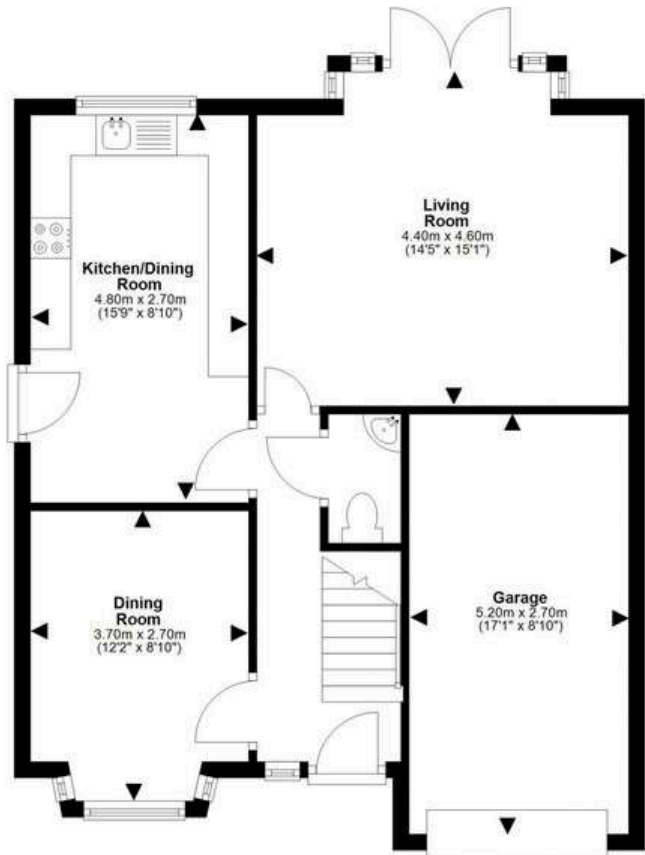
## Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are 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. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

## Extras

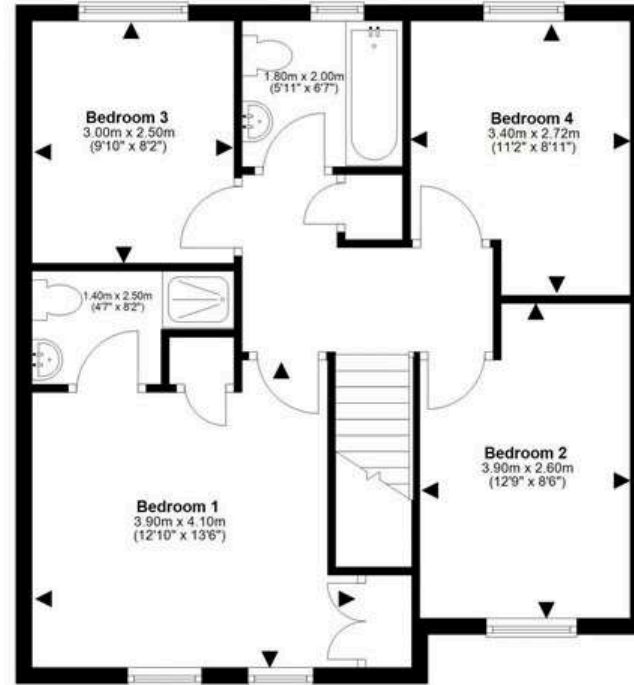
Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances (except washing machine), and wardrobes in bedroom two. No warranty applies to any appliances or other movable items included in the sale. Other items may be included subject to offer and negotiation.

EPC Band - C

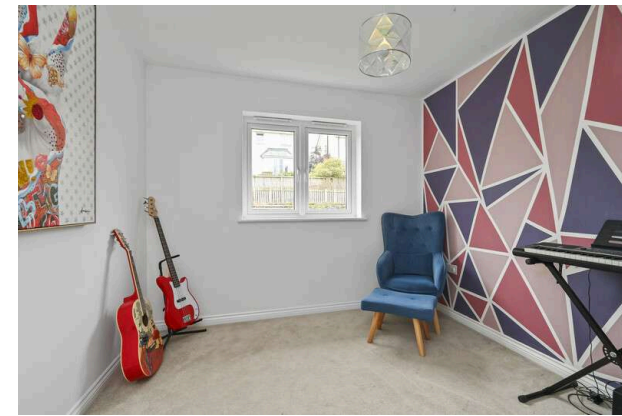


**Ground Floor**

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.



**First Floor**



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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.

