





Welcome

Welcome to 8 Barley Bree Lane, Easthouses, and exceptionally spacious and bright property available in an exclusive small cul de sac development. McDougall McQueen are delighted to present this spacious four-bedroom (two en-suite), detached house with two public rooms to the market. 8 Barley Bree Lane is situated within a small, private estate within a quiet cul-de-sac in the popular Easthouses area of Dalkeith, Midlothian. Built on a good-sized plot the property offers private garden grounds to the front, side, and rear with a driveway providing access to an integral double garage. The property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City Bypass, and the Scottish Motorway Network. Given the spacious accommodation and quiet family friendly location on offer we would recommend viewing at your earliest convenience to avoid disappointment.

- Open storm porch leading to an entrance vestibule
- Hallway with storage and stairs to the upper level with glass balustrade
- Ground floor WC
- Spacious living room with full height window to the front, and window to the side
- Dining room with French doors to the garden
- Fitted kitchen with a range of wall, base, and pull-out larder units, breakfast bar, quality worktops with inset sink, five ring gas hob, stainless steel splashback, extractor, oven, integrated dishwasher, and fridge freezer
- Utility room with base and wall units, sink, washing machine, and garden access
- Upper hallway with glass balustrade and store cupboard
- Master bedroom with ample built-in wardrobes
- En-suite bathroom with shower over the bath, shower screen, wall mount wc and sink
- Bedroom two with built-in wardrobes
- En-suite shower room with double shower cubicle, wall mount sink and wc
- Bedroom three with built-in wardrobes
- Bedroom four with built-in storage
- Family bathroom comprising a double ended bath with electric shower over, shower screen, and wall mount wc and sink
- Gas central heating and double glazing
- Driveway and double integral garage with light, power, and door to the rear
- Private garden grounds to the front, side, and rear, which are ideal for outside entertaining







Easthouses

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling. It also offers 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 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, fitted blinds, all integrated appliances, and any remaining white goods. 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.





Get in touch

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CHARTERED FIRM

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.

