







## Welcome

Welcome to 39 Ryndale Drive, a rarely available upgraded, as new, four-bedroom detached villa, presented to the market by McDougall McQueen. We are delighted to offer this rarely available stunning, bright, and spacious four-bedroom detached villa, providing modern and spacious family living accommodation, benefiting from a new bespoke and contemporary quality kitchen and detached garden room/office space. The property is set in a much sought-after small modern residential estate built by Barratt circa 2016 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 and rear which are ideal for outside entertaining. A driveway provides off-street parking space for two cars and access to an integral garage which has both light and power. This lovely property is presented to the market in as new condition throughout and should be viewed at your earliest convenience to avoid disappointment.

- Entrance hallway with stairs to the upper level
- Spacious living room with front facing window and under-stair store
- Newly fitted modern bespoke dining kitchen with a range of base, wall, and larder pull out units, quartz worktops, inset sink, instant hot water tap, induction hob, oven and integrated dishwasher, dining space and bay style French doors opening onto the rear garden
- Newly fitted utility room
- Ground floor WC off the utility room











- Upper hallway with ample storage
- Loft with ladder access, floored with light
- Lovely family bathroom with three-piece white suite with shower over the bath, shower screen and towel radiator
- Main bedroom with rear facing window and full width built-in mirrored wardrobes
- En-suite shower room
- Bedroom two with front facing window and built-in mirrored wardrobes
- Bedroom three with rear facing window and built-in mirrored wardrobes
- Bedroom four with front facing window
- Gas central heating and double glazing
- Two car driveway and integral garage with light and power
- Lovely private garden grounds to the front and rear which are ideal for outside entertaining and featuring a modern detached garden room/office with power and internet









## Dalkeith

The property is in the ever-popular bustling Dalkeith town 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, blinds, and all integrated appliances. No warranty applies to any appliances or other movable items included in the sale. Other items including free-standing white goods may be included subject to offer and negotiation.










# Get in touch

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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.

