





Welcome

Welcome to 26 Shadepark Drive, Dalkeith, a lovely family home providing a superb opportunity to get on the property ladder. McDougall McQueen are delighted to present to the market this spacious, two-bedroom end terraced house, set within a quiet cul de sac location in popular residential area of Dalkeith, Midlothian. The property is within walking distance of all local amenities and is ideal for first time buyers, professional couples, and those with young families. This lovely, clean, and fresh family home benefits from garden grounds to the front and rear with side access and is entered via a walkway to both the front and rear. Viewing is to be made by appointment, but be quick, as this spacious family home is sure to be popular.

- Entrance hallway
- Nicely fitted breakfasting kitchen with front facing window, a range of units, store cupboard, electric ceramic hob, oven, extractor, integrated dishwasher, and remaining white goods
- Spacious living and dining room with rear facing window, wall mounted electric fire, and walk-in store cupboard housing the boiler
- Rear porch
- Upper hallway with loft access
- Double bedroom one with window to the front and built-in storage
- Double bedroom two with rear facing window
- Fully tiled family bathroom with three-piece white suite, shower over the bath, shower screen, and heated towel radiator
- Recent double glazing
- Gas central heating with new replacement boiler and recent radiators
- Private mature garden grounds to the front and rear with side access, ideal for outside entertaining





Dalkeith

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, and the remaining white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

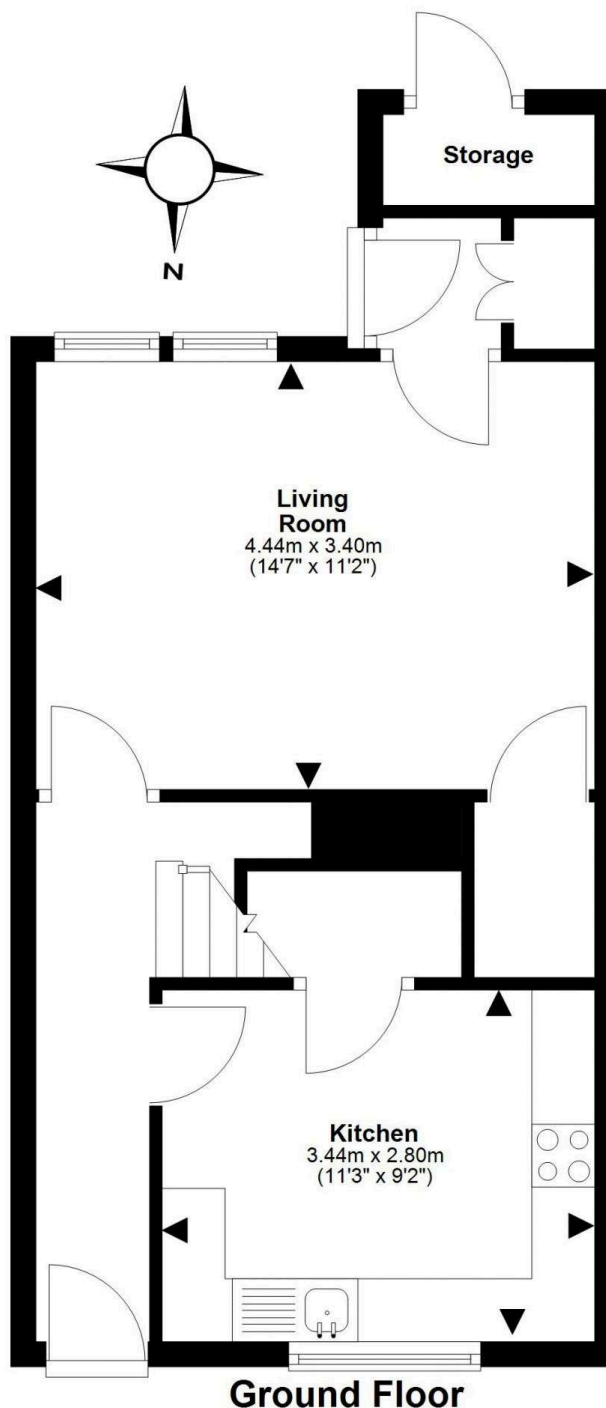
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

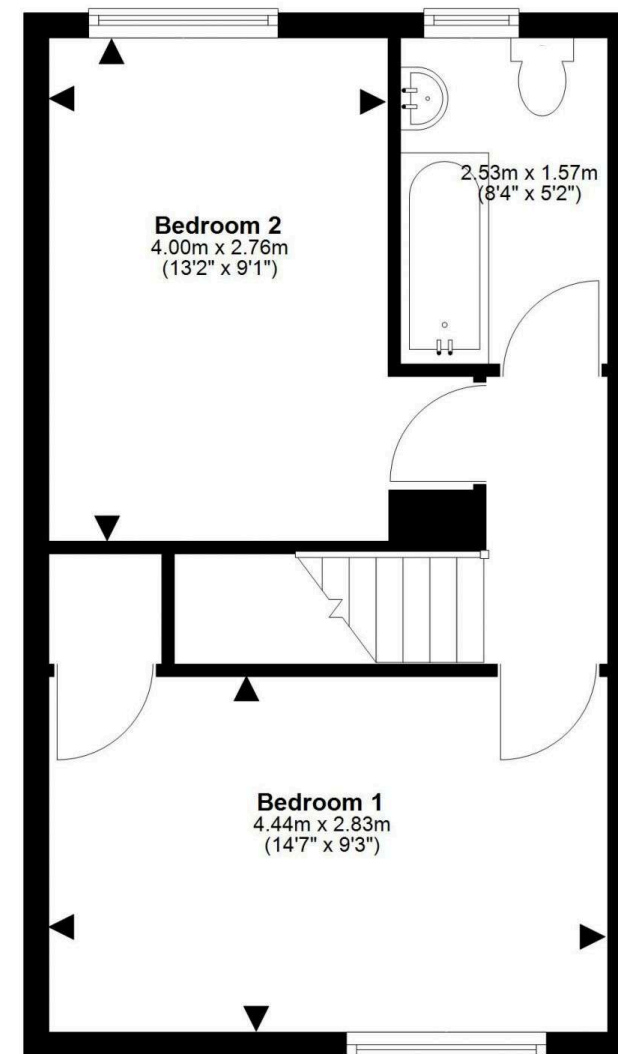


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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