





Welcome

Welcome to 10 Barley Bree Lane, Easthouses, a bright and spacious detached villa, situated in an exclusive small cul de sac development. McDougall McQueen are delighted to present to the market this four- double bedroom detached house, occupying a prime location in a small private estate in the popular Easthouses area of Dalkeith Midlothian. The property benefits from double glazing, gas central heating, and offers private garden grounds to the front and rear with a Monoblock 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 By-Pass, and the Scottish Motorway Network. Viewing is by appointment and is highly recommended.

- Entrance hallway with storage and stairs to the upper level with glass balustrade
- Ground floor WC
- Bright and spacious living and dining room with windows to the front and both sides
- Fitted kitchen with a range of wall and base units, quality granite worktops with inset sink, five ring gas hob, stainless steel splashback, extractor, oven, integrated dishwasher, and integrated fridge freezer
- Utility room with base and wall units, sink, washing machine, and garden access
- Upper hallway with front facing window, glass balustrade, store cupboard, and loft access
- Master bedroom with two built-in his and hers wardrobes
- En-suite with double shower, sink, wall mount wc with wall flush, and a heated towel radiator
- Double Bedroom two with front facing window and two built-in his and hers wardrobes
- Double Bedroom three with rear facing window and built-in double wardrobe
- Double Bedroom four with rear facing window and built-in storage
- Family bathroom comprising a double ended bath with wall mount taps, shower over the bath and shower screen, wall mount wc with wall flush, wall mount sink, and a heated towel radiator
- Gas central heating and double glazing
- Monoblock driveway and double integral garage with light, power, and door to the rear
- Private garden grounds to the front, and rear, which are ideal for outside entertaining





Easthouses

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, 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 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.

