



45 Kippielaw Road, Dalkeith, Midlothian, EH22 4HZ

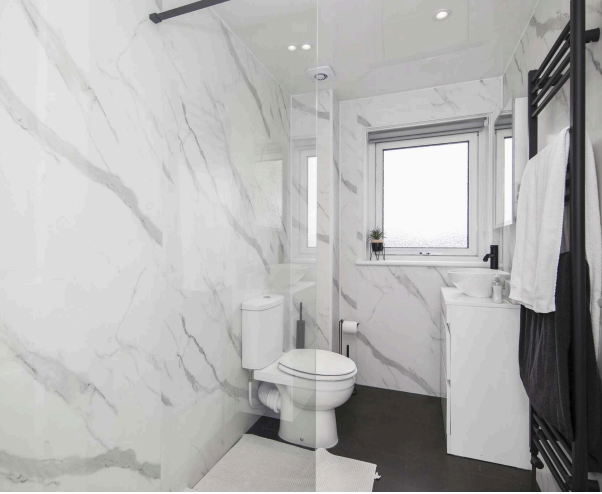


Welcome

Welcome to 45 Kippielaw Road, ideal for first time buyers, professional couples, and those with young families. McDougall McQueen are delighted to present to the market this spacious two-bedroom end-terraced house providing superb family living accommodation over two levels. The property is set in a much sought after, established residential estate 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 first time buyers, professional couples, young families, and property investors, this property has garden grounds to the front and rear which are ideal for outside entertaining, and a single garage (part of a block of others). The property is presented in excellent condition having been maintained and improved by its current owner and should be viewed at your earliest convenience to avoid disappointment.



- Entrance Porch
- Spacious, living room, with window to the front, and stairs to the upper level
- Fully fitted modern dining kitchen with a range of base and wall units, gas hob, extractor, and oven, with fridge freezer, washing machine, and ample space for dining
- Upper hallway with store cupboard and loft ladder access (loft floored with light)
- Gorgeous family shower room with three-piece suite, walk-in shower cubicle with overhead raindrop shower and attachment, oyster bowl sink with vanity unit, wc, heated towel radiator, led mirror and Bluetooth speaker, wet wall panelling, UPVC roof with downlights and extractor
- Bedroom one with front facing window, and built-in walk-in wardrobes
- Bedroom two with window to the rear
- Gas central heating, double glazing, and alarm system
- Single garage within a block and a garden shed with power
- Garden grounds to the front and rear which are ideal for outside entertaining
- Ample additional on street parking



Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is 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.

Extras

All floor coverings, light fittings, blinds, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or any movable items included in the sale. Other items including white goods may be available by negotiation and are subject to offer.



Get in touch

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Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

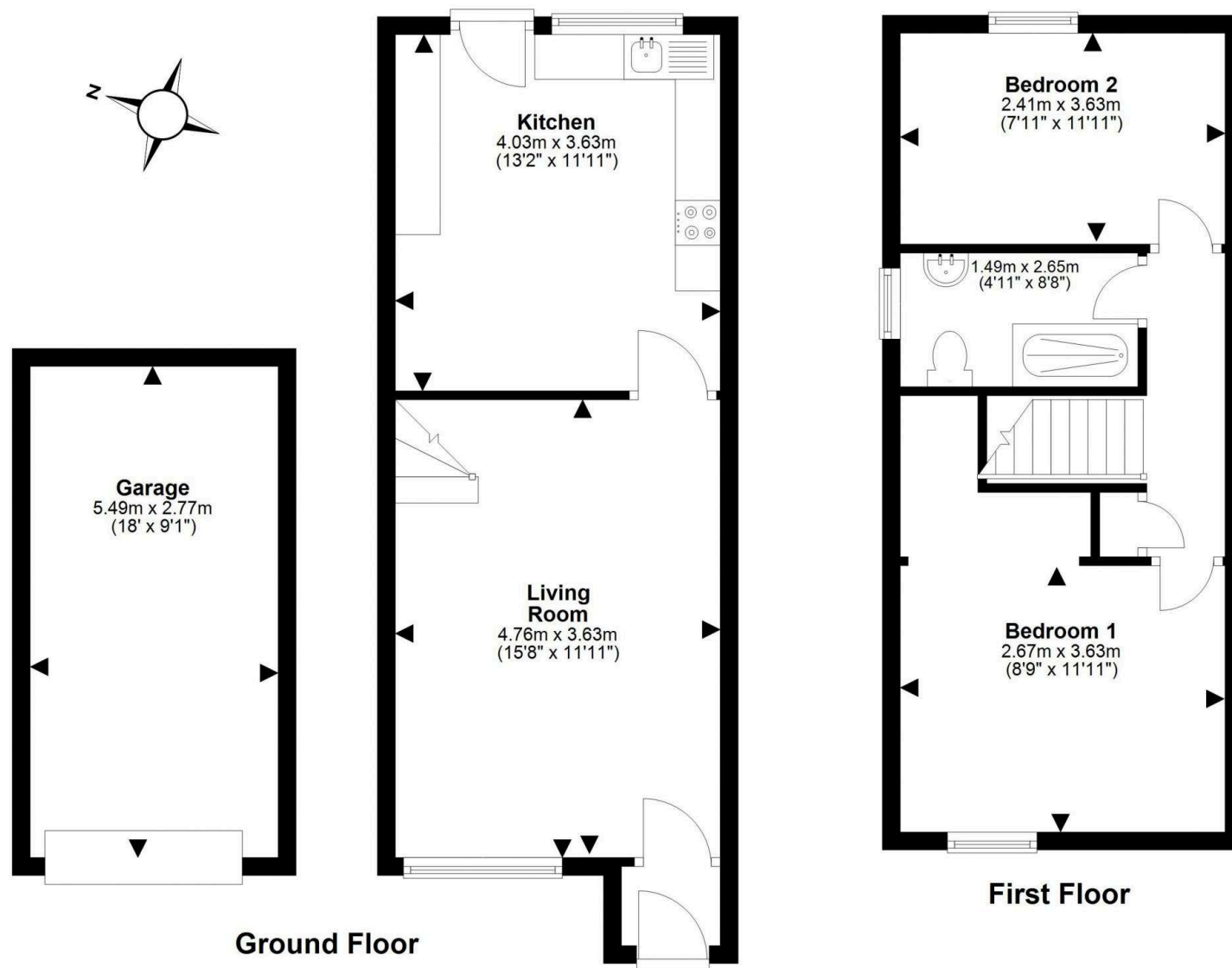
Bruntsfield Office:

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.



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.