





Welcome

Welcome to 6 Easthouses Way - a rarely available three-bedroom semi-detached house located in a modern residential development. The property features front, side, and rear garden grounds, along with a driveway suitable for off-street parking for two cars, in addition to ample parking throughout the estate. It has gas central heating and is currently presented in clean condition, having been maintained, though it may require some light refurbishment. The location offers access to nearby train stations, local bus services, and Scotland's Road network, which may be convenient for commuters. Viewings are available by appointment.

- Entrance porch
- Spacious living room with front facing window, and stairs to the upper level
- Fitted dining kitchen with a range of base and wall units, cooker, and remaining free-standing white goods
- Upper hallway with loft access
- Main bedroom with front facing window and double mirrored wardrobes
- Bedroom two with window to the rear, again with double mirrored wardrobes
- Bedroom three with window to the front
- Family bathroom with three-piece suite, shower attachment over the bath, wc, sink, and handy store cupboard
- Gas central heating
- Driveway with parking for two cars
- Visitor parking
- Front, side, and rear private garden grounds which are ideal for outside entertaining
- Agent's note: While this property is being marketed as a 3-bedroom home due to its practical layout and use, Bedroom 3 is slightly below the RICS recommended size to be officially classified as a bedroom. As such, the Home Report refers to this room as a nursery.





Easthouses

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling available locally, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities nearby. 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, cooker, remaining free-standing appliances and the garden shed. No warranty applies to any appliances or any other moveable items included in the sale.



Get in touch

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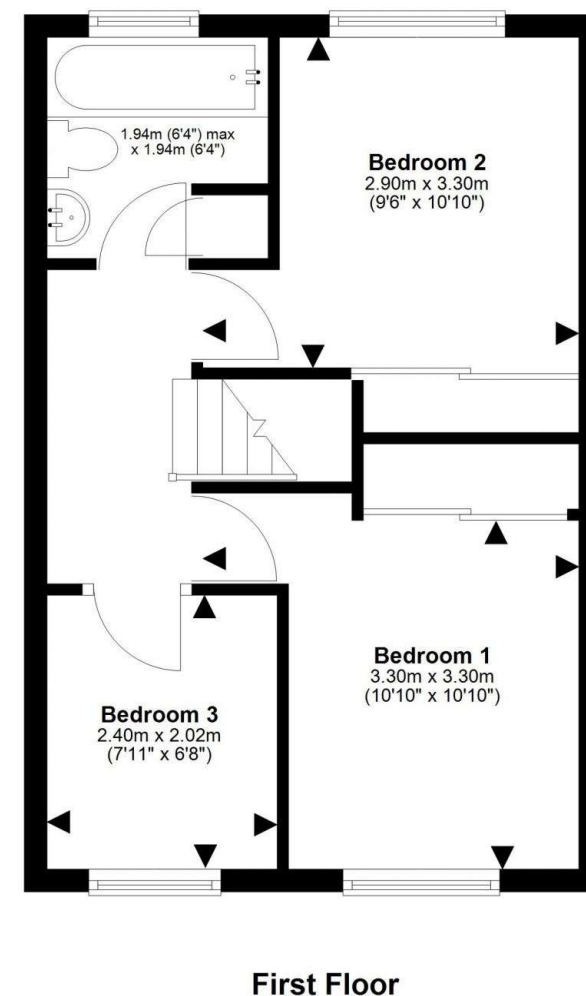
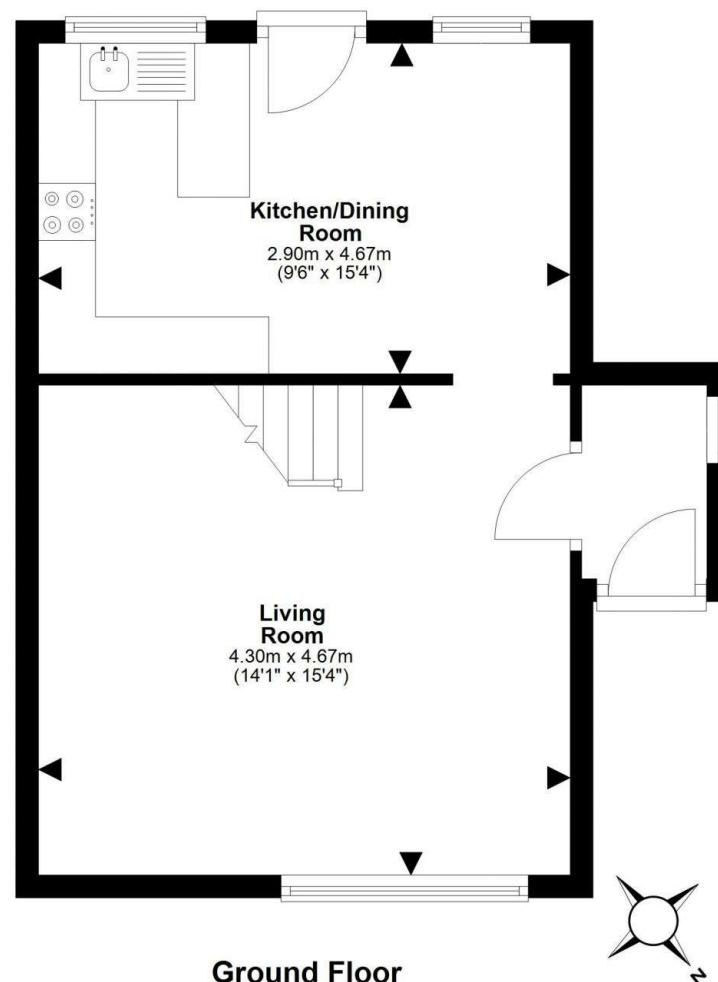
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CHARTERED FIRM

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.



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.