

**Peebles**

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**Offers over £345,000**



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**33 Ryndale Drive, Dalkeith, EH22 2EL**





A beautifully presented four-bedroom, detached home in a highly desirable, family-friendly residential area in Dalkeith, offering a peaceful yet connected lifestyle approximately 8 miles south of Edinburgh and ideally placed for local, highly regarded schools. The property features a bright dining kitchen with direct access to a southerly-facing, recently landscaped rear garden, along with spacious and versatile accommodation throughout, garage and driveway.

## Accommodation

### GROUND FLOOR

- \* Welcoming entrance hallway
- \* Bright lounge with front-facing aspect
- \* Open-plan dining kitchen with direct rear garden access, ideal for family living and entertaining
- \* Utility room
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Four well-proportioned bedrooms, (master with en-suite shower room)
- \* Modern family bathroom

### ADDITIONAL INFORMATION

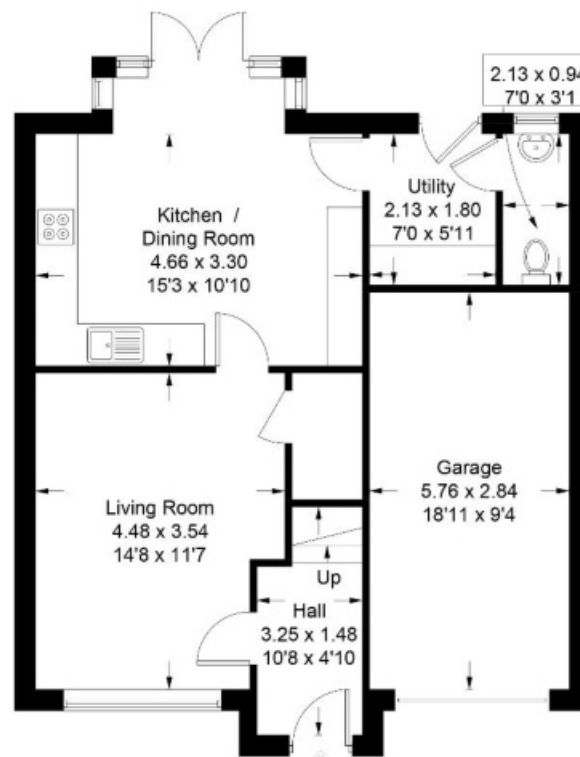
- \* Gas central heating
- \* Double glazing
- \* Well maintained, recently landscaped garden grounds
- \* Garage with power and light
- \* Mono-blocked driveway
- \* Ample additional resident's parking

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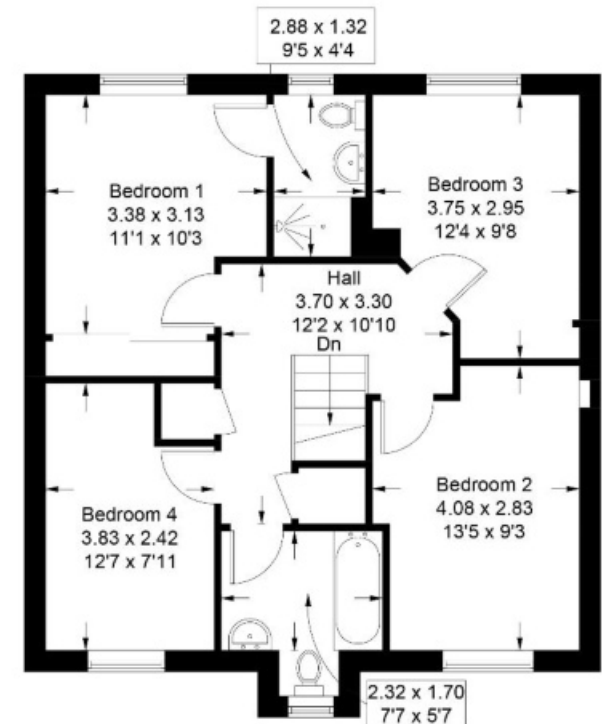
Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft

Garage = 16.1 sq m / 173 sq ft

Total = 123.2 sq m / 1326 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231636)

### Situation

Ryndale Drive is a popular residential area in Dalkeith, just eight miles south of Edinburgh, well placed for local shops, leisure facilities and excellent transport links via the City Bypass. Families are well served by highly regarded nearby schooling including Woodburn Primary, King's Park Primary and Dalkeith High School, with further options at Newbattle High School and St David's R.C. High School.

### Fixtures and Fittings

All fixtures and fittings form part of the sale, including fitted flooring, integrated appliances, light fittings, blinds and curtain poles, where applicable.

### Services

Mains gas, electricity, water and drainage

### EPC

C

### Council Tax

Midlothian County Council. Council Tax band E

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Monday to Friday: 9.00am to 5.00pm  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.