

# 29 Easter Langside Cres

DALKEITH, MIDLOTHIAN, EH22 2FL



*Detached four-bedroom house with rear extension, large driveway, integrated garage and well-maintained gardens*



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Step into this spacious and beautifully appointed four-bedroom detached home located on the peaceful Easter Langside Crescent in Dalkeith.

# THE LIVING ROOM



Upon entering, you are greeted by a bright, open living room situated directly to your right. The living room, bathed in natural light, seamlessly connects to the open-plan kitchen, making it an ideal space for both relaxation and entertaining.

# THE KITCHEN



The generously sized kitchen is a standout feature, equipped with modern conveniences including a gas hob, double oven, integrated fridge/freezer, ample worktop space, and plenty of storage. Just off the kitchen, a separate utility room provides space for additional appliances such as a dishwasher, along with access to a handy storage room and a downstairs WC.

At the rear of the home, an extension adds even more flexibility, currently set up as an office but offering the potential for various uses, from a playroom to a second lounge.



# THE UTILITY & WC



# THE FAMILY ROOM





Upstairs, you'll find four spacious double bedrooms, with the principal bedroom enjoying its own en-suite for added comfort. A stylish three-piece family shower room, complete with a walk-in shower, services the other bedrooms on this floor.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOMS 3 & 4



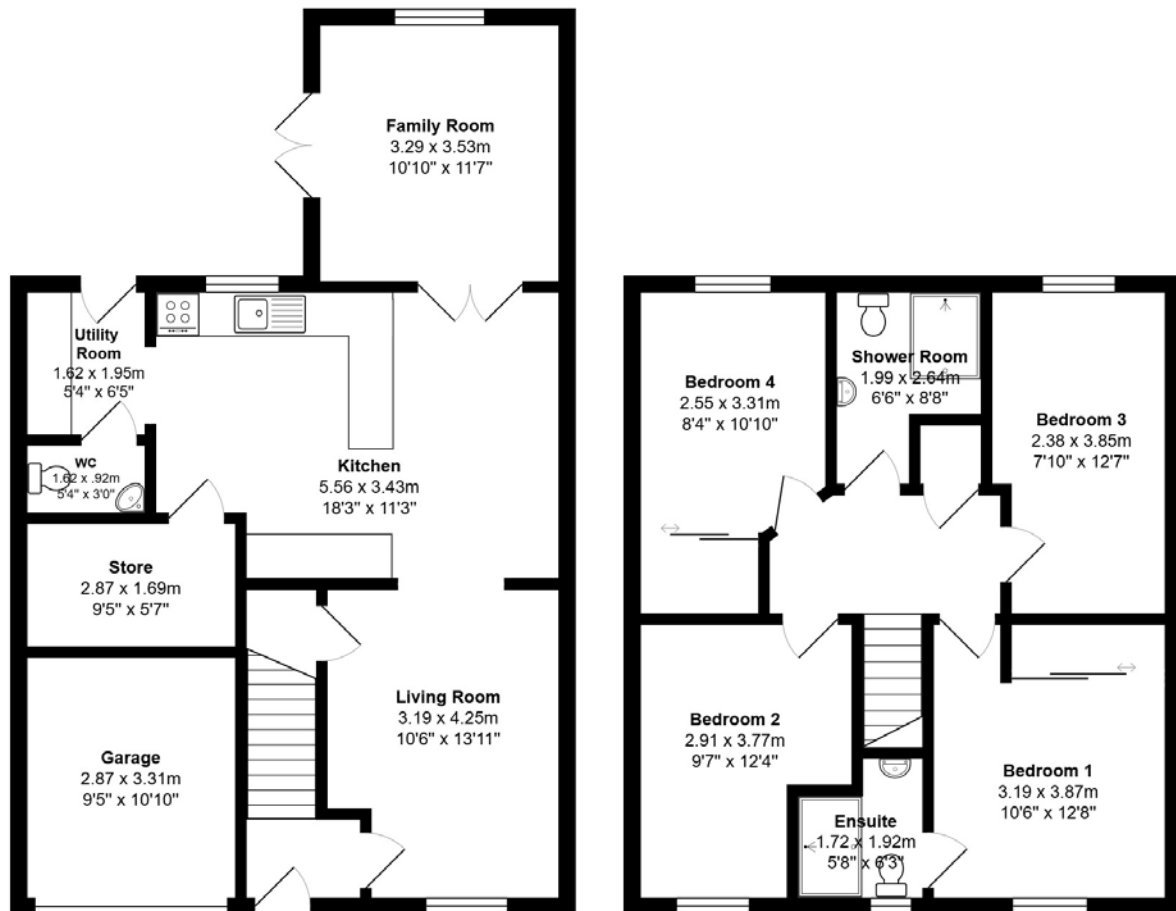
The outdoor space complements the home perfectly. The rear garden, featuring decking, provides a lovely spot for outdoor dining and relaxation. At the front, a private driveway offers parking for two cars, and there is an integrated garage for additional storage or parking.

This well-presented home offers a versatile and inviting living space in a sought-after location, perfect for families and those looking for modern, spacious living.

# EXTERNALS

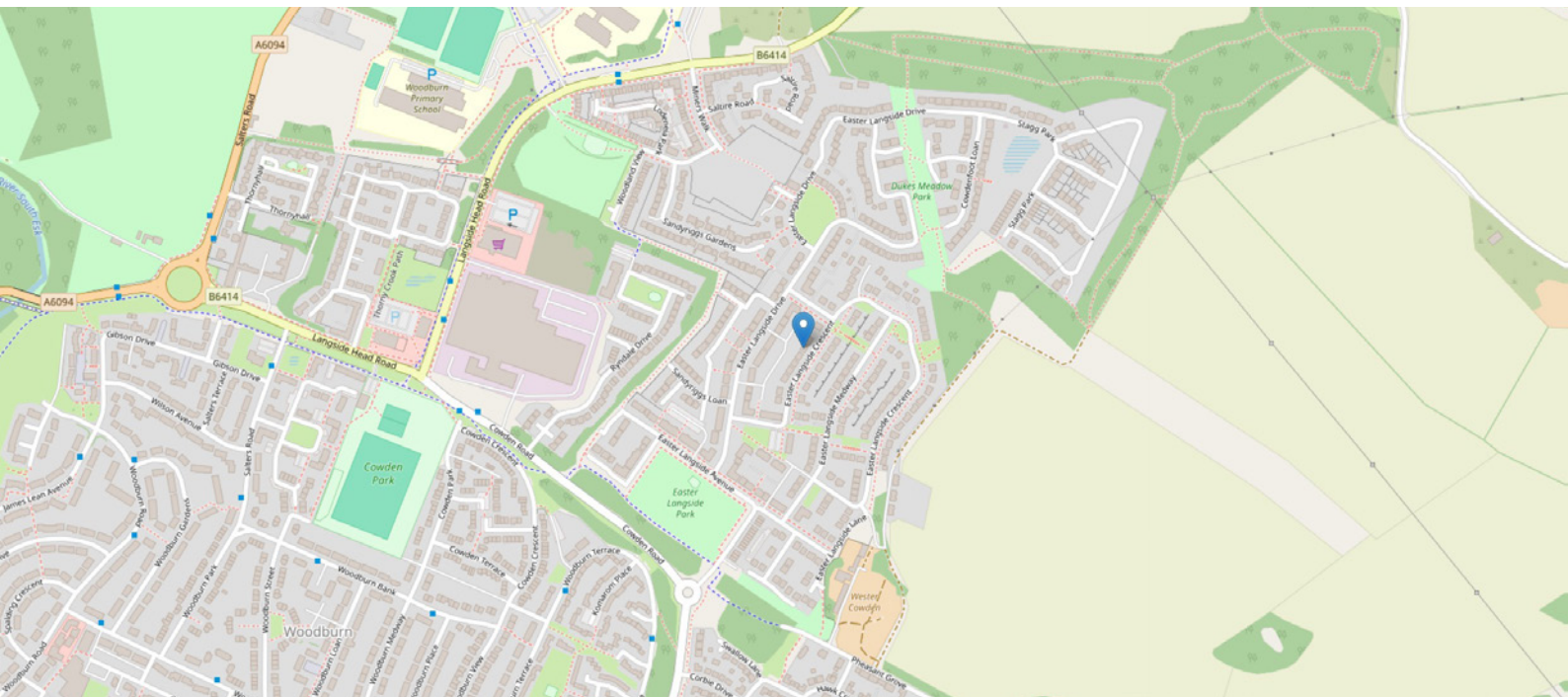


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Dalkeith is a thriving town in the county of Midlothian perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.





Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location and there is also a good choice of banking, building society and post office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the city bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



  
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**Part  
Exchange  
Available**



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