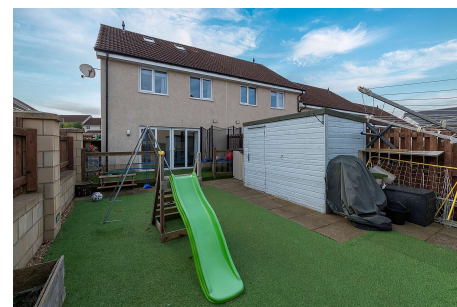
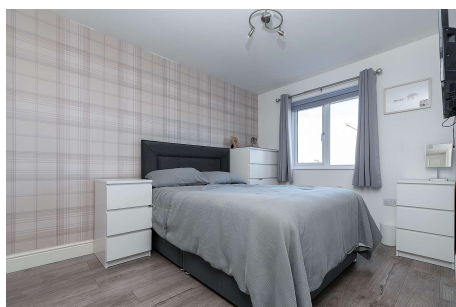
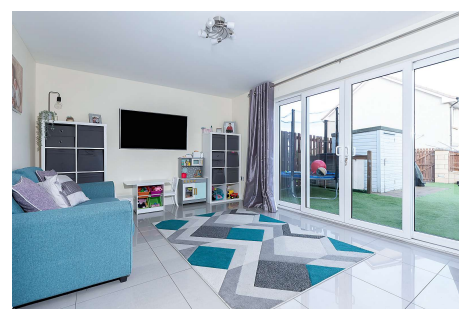
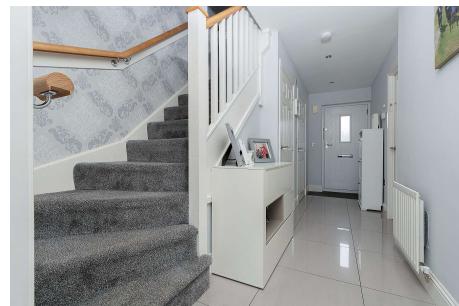




11 Easter Langside Crescent Dalkeith, EH22 2FL

Ninety Property is delighted to introduce this well-designed three-bedroom end-terraced home, ideally situated in a modern estate in the sought-after town of Dalkeith. Upon entering, you'll find a bright and welcoming hallway that leads to a generous living room perfect for relaxation and gatherings. The contemporary dining area and a convenient downstairs W/C add to the home's practicality. Ascend the wide staircase to the upper level, where you'll discover three well-proportioned bedrooms, including a master bedroom with an en-suite shower. The stylish bathroom, featuring an elegant three-piece suite, completes the upstairs accommodation. This property also benefits from ample storage, including a floored loft, ensuring a clutter-free living environment. Externally, enjoy the tranquillity of private front and rear gardens, and take advantage of generous free on-street parking.



Offers Over £235,000

11 Easter Langside Crescent

Dalkeith, EH22 2FL

Offers Over £235,000

Property

This stylish property boasts a prime position and occupies a generous corner plot within a highly sought-after mature development. Upon entering, you are greeted by a bright and welcoming hallway featuring quality tiled flooring, providing access to all ground floor accommodation, including a convenient downstairs WC. A carpeted staircase leads to the upper level. At the front of the property, you'll find a contemporary kitchen/dining room equipped with an array of wall and base units, offering ample storage and workspace. The kitchen also features a tiled splashback and integrated appliances, creating a generous space for both food preparation and dining. The well-sized living room is located at the rear and overlooks an easy-to-maintain garden, providing generous space for various furniture arrangements. All three bedrooms are situated on the upper level. The master bedroom is located at the rear and benefits from a generous size, complete with an en-suite shower room featuring an integrated cubicle and mains mixer shower. The second bedroom is set at the front, while the third bedroom quietly overlooks the rear garden. Each bedroom features modern finishes and carpeted flooring, with the master and third bedrooms offering built-in wardrobes. Completing the accommodation is the family bathroom, set at the front and finished with a stylish three-piece suite, tiled walls, and flooring.

Outside

Externally, this property boasts generous, well-kept front and rear gardens. The rear garden features low-maintenance artificial grass, a paved area perfect for outdoor entertaining, and a handy shed for additional storage. The property is ideally positioned, offering excellent local schooling and amenities, and is just minutes away from the vibrant Dalkeith city centre and the picturesque Dalkeith Country Park. Dalkeith itself has much to offer, combining the charm of a semi-rural lifestyle with the convenience of being close to the City of Edinburgh, providing an easy commute for residents.

Generous Three Bedroom End of Terrace Property

Modern Finishes Throughout

Generous Accommodation over Two Levels

Floored Loft with Ramsay Ladder

Private, Low Maintenance Gardens

Gas Central Heating and Double Glazing

11 Easter Langside Crescent, Dalkeith EH22 2FL

Ground floor

First floor

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.

Energy Performance Certificate (EPC)

Scotland

11 EASTER LANGSIDE CRESCENT, DALKEITH, EH22 2FL

Dwelling type: End-terrace house

Date of assessment: 13 November 2024

Date of certificate: 13 November 2024

Total floor area: 87 m²

Primary Energy Indicator: 128 kWh/m²/year

Reference number: 0792-7473-3822-0496-1943

Type of assessment: RdSAP, existing dwelling

Approved Organisation: Elmhurst

Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£2,142

Over 3 years you could save*

£165

*based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs

Current: 80

Potential: 91

Very environmentally friendly - lower CO₂ emissions

Current: 81

Potential: 92

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£165.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1272.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenestscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.