

KILGOUR

PROPERTY



18 Park Crescent, Easthouses, Dalkeith, EH22 4EE





- Lounge
- Separate Kitchen
- 2 Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Garage
- Council Tax -Band C
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

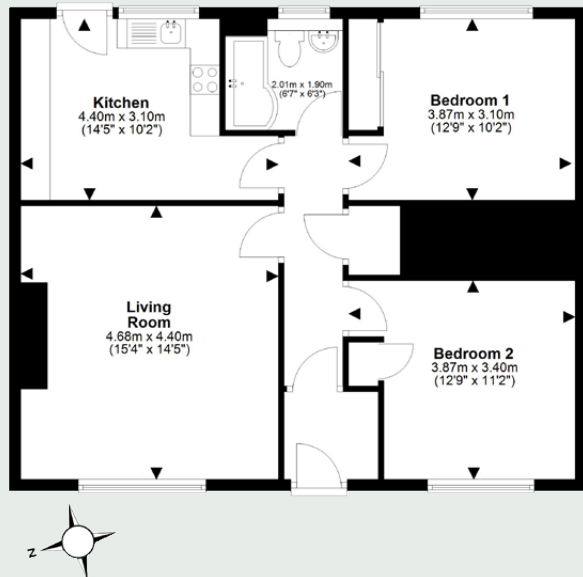
A superbly located lower main door villa which is brought to the market in good order and will appeal to a number of buyers.

The property is ideally placed to take advantage of good day to day amenities and is very well placed for the commuter. There is gas central heating and double glazing. Externally there are private gardens to the front and rear and ample on street parking and a garage located close to the property.

Location

Easthouses is a popular residential town, just to the south of Dalkeith, and some eight miles from Edinburgh city centre itself. There are a host of good amenities on offer locally, as well as excellent commuting links and local schooling, nearby Dalkeith offers further amenities including local shopping, supermarkets, cafes and restaurants. The surrounding areas offer some of Edinburgh's largest retail parks, including Straiton, which provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's IKEA stores. There is good local schooling available from primary to secondary level, and recreational facilities include several golf courses, Hillend Ski Slope and the famous Rosslyn Chapel and Rosslyn Glen County Park.



1 2 1 2 
EPC BAND2 
COUNCIL TAX BAND

Lounge	15'4 x 14'5	4.68 x 4.40m
Kitchen	14'5 x 10'2	4.40 x 3.10m
Bedroom 1	12'9 x 10'2	3.87 x 3.10m
Bedroom 2	12'9 x 11'2	3.87 x 3.40m
Bathroom	6'7 x 6'3	2.01 x 1.90m







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