



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24 Easthouses Way

Easthouses, Dalkeith EH22 4UA

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We are delighted to bring to the market this extremely well presented one bedroom maisonette in close proximity to Dalkeith town centre. A perfect starter home for first time buyers or investment property, this house is modern throughout and available in true 'move in' condition.

Entering the main door property into a spacious hallway with modern vinyl flooring and neutral decoration, this area also hosts the washing machine and tumble dryer. The shower room is also located on the lower level and is extremely modern with grey marble effect tiling, walk in shower with mains fed rainwater shower, sink and wc, double glazed window and vinyl flooring. The carpeted stair leads up to the first floor level which hosts the main lounge, kitchen and double bedroom. The lounge is also very modern with laminate flooring, feature wall, dual aspect double glazed windows and access to the kitchen. The kitchen has a range of grey wall and base units, wood effect laminate worktops, laminate floor and double glazed window. It also has an integrated oven, gas hob and extractor hood. The double bedroom is neutrally decorated, has carpeted flooring and a double glazed window. The property benefits from gas central heating and double glazing throughout. There is also an allocated car parking space with this property.







Delightful
maisonette, in
popular
Easthouses,
near Dalkeith





Property Summary



- Maisonette
- Entrance hall
- Living room
- Fitted kitchen
- Three-piece shower room
- Double bedroom
- Allocated parking space
- EPC Rating - C | Council Tax Band - B

Extras: fitted floors, light fittings and all integrated kitchen appliances to be included in the sale. Please note that the freestanding appliances are not included in the sale.

Let us help you find your next
dream property!



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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

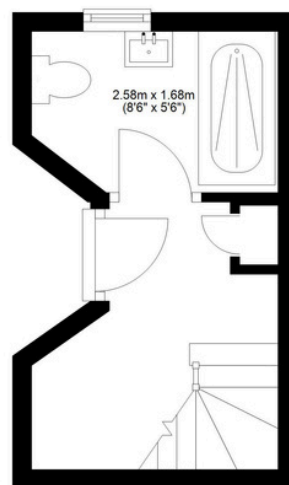


CHARTERED FIRM

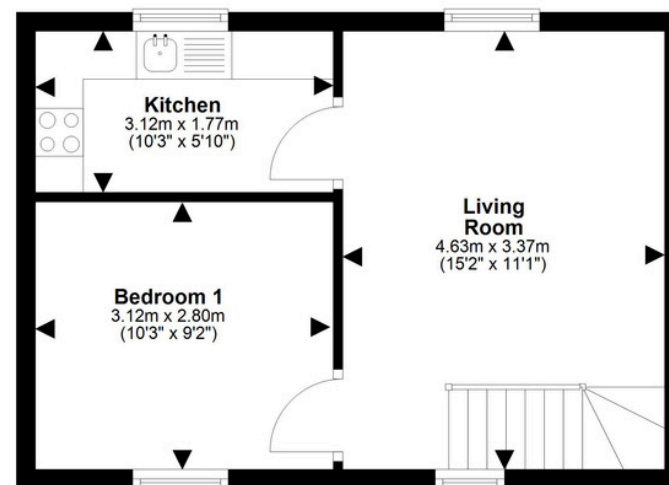
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor



First Floor



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.

Location

Easthouses is a residential town, set just to the south of Dalkeith, and some eight miles from Edinburgh city centre. With 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.