



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2A Easter Langside Medway**

Dalkeith, Midlothian, EH22 2FJ

## 2A Easter Langside Medway

Forming part of a modern development in Dalkeith, this attractively presented two-bedroom ground-floor flat is sure to appeal to a wide range of buyers, including first-time buyers, downsizers, couples, rental investors and commuting professionals. The flat is situated within driving distance of the capital, offering easy access to local amenities, including schools, shops, scenic outdoor spaces, and transport links. Furthermore, the home boasts modern interior design and quality finishes throughout the sociable open-plan living, kitchen, and family bathroom. Outside, the development features well-maintained communal gardens and allocated parking spaces.

**Extras:** All fitted floor and window coverings, and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

**Factor:** The factor is managed by Hacking and Paterson at around £230 per quarter.

## Property Summary

- Ground-floor flat in Dalkeith
- Part of a modern development
- Secure shared phone entry system
- Entrance hall with storage
- Sunny triple-aspect living/dining room
- Stylish integrated kitchen
- West-facing main bedroom with wardrobes
- Versatile second bedroom
- Modern bathroom with overhead shower
- Shared gardens
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £175,000

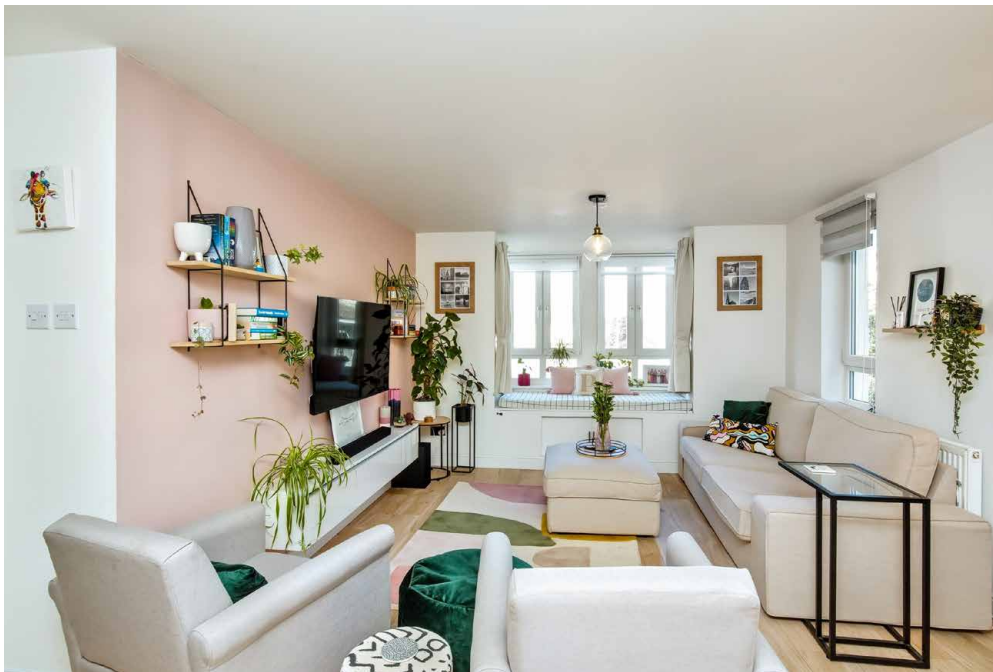








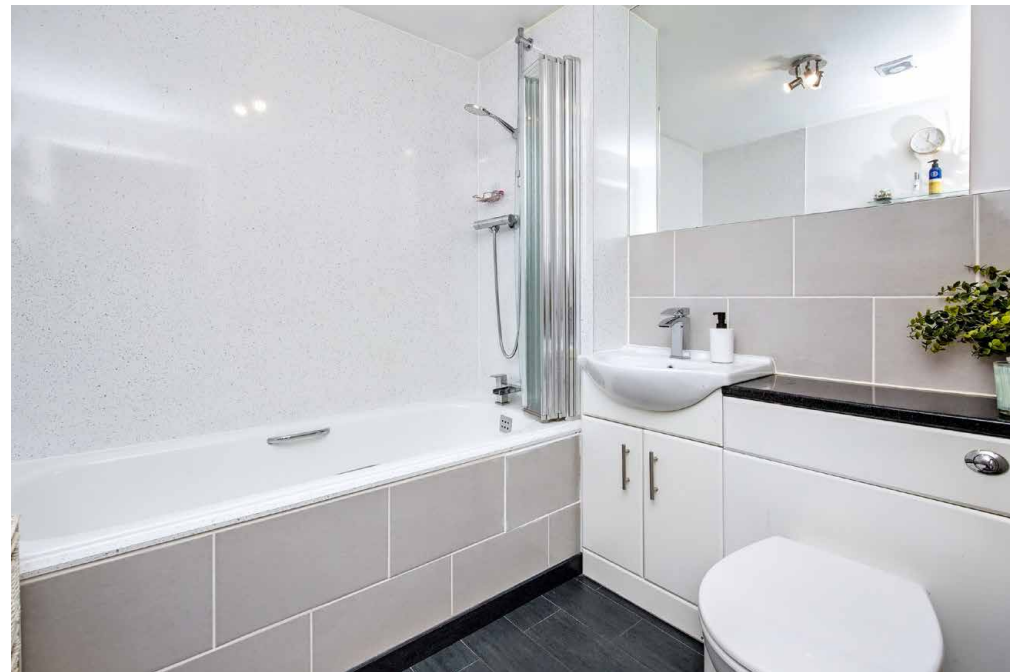
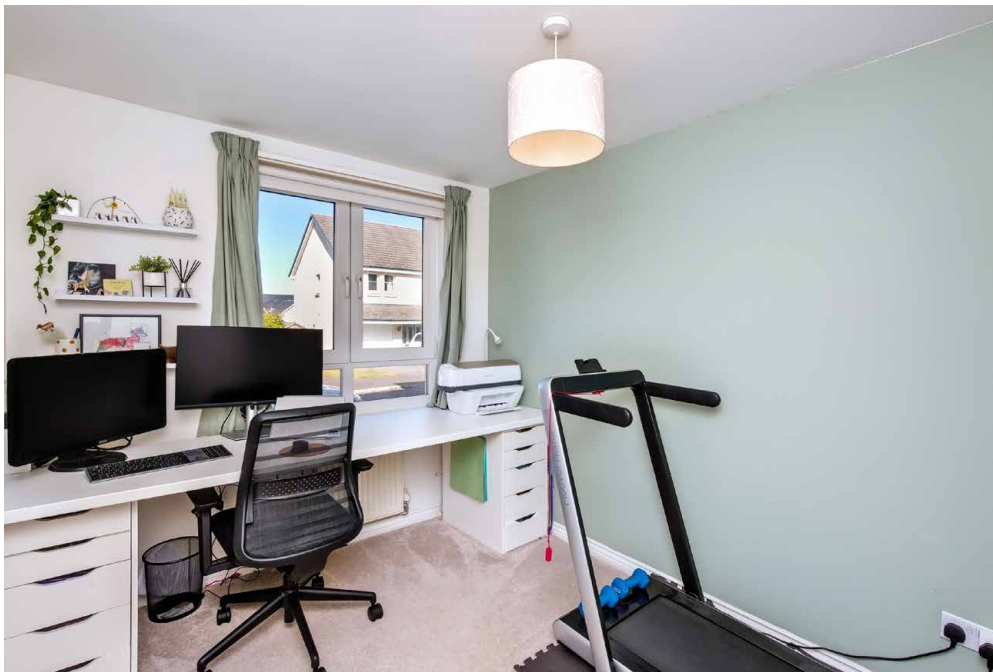
Modern interior design and  
quality finishes throughout  
the sociable open-plan  
living/dining room and  
integrated kitchen







West-facing main bedroom  
with wardrobes, versatile  
second bedroom, and a  
modern bathroom with an  
overhead shower



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**dream property!**



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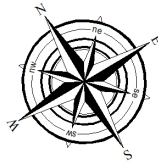


**CHARTERED FIRM**

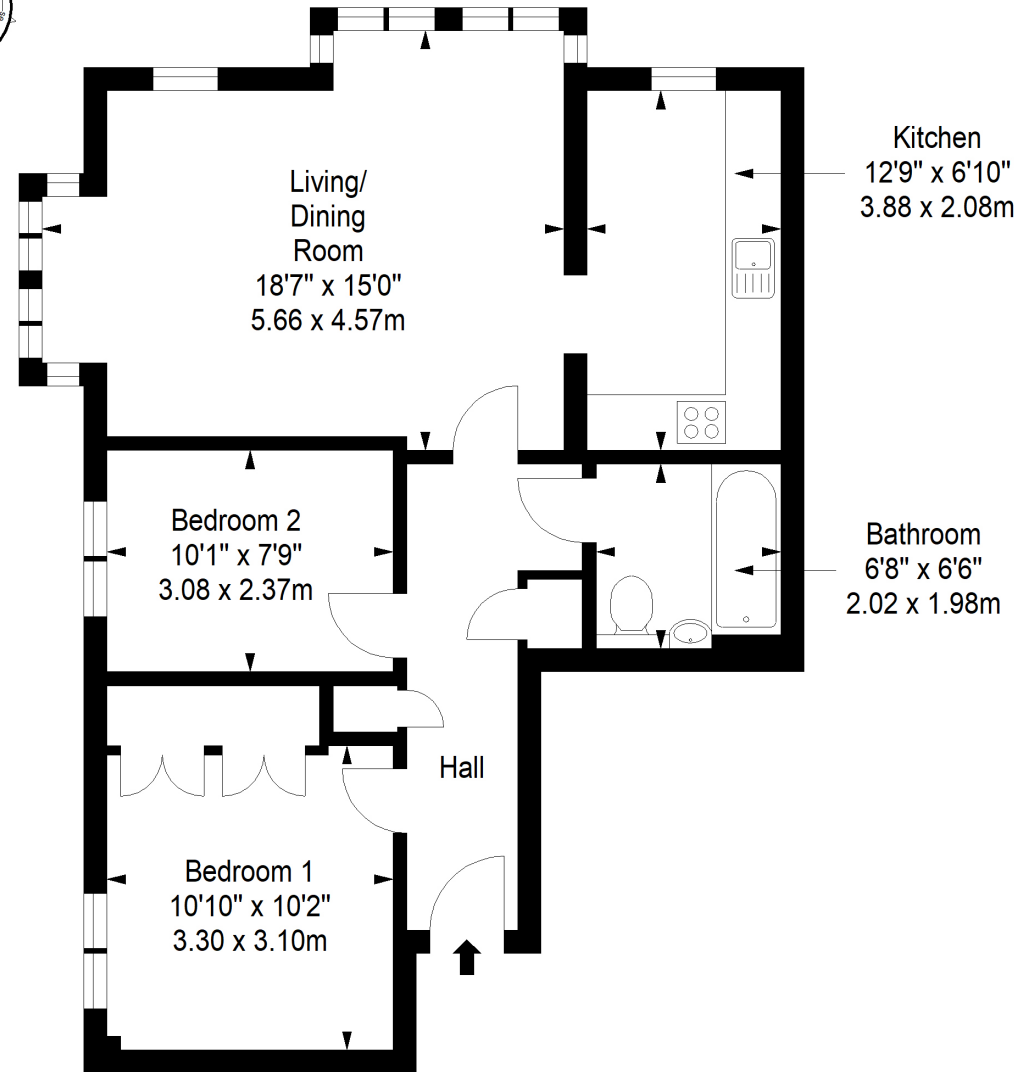
**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**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**  
Approx. 64.6 sq. metres (695.4 sq. feet)



**Total area: approx. 64.6 sq. metres (695.4 sq. feet)**