



22 Komarom Place
DALKEITH | EH22 2LT


warners
solicitors & estate agents



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Warners are delighted to present to market this immaculately presented two bedroom mid terraced house with stunning private front and rear landscaped gardens, enjoying a tranquil setting and forming part of a mature, well established development close to excellent amenities and transport links.

This impressive property is offered to the market in move-in condition and represents an ideal home for a couple or small family. The spacious and welcoming hall gives access to both ground floor rooms and a door leads to the fully enclosed rear garden with decking area, making it perfect for relaxing and outdoor entertaining. The dual aspect living room features windows on two separate elevations which ensure an abundance of natural light. The beautifully appointed dual aspect kitchen features contemporary cabinetry along with integrated appliances and there is ample space to accommodate dining facilities with ease. The upstairs houses two bedrooms which both benefit from integrated storage and the accommodation is completed by a stylish contemporary bathroom which features a chrome ladder radiator and waterfall style shower over bath. Further benefits on offer include gas central heating, double glazing and ample parking facilities. The accommodation comprises:

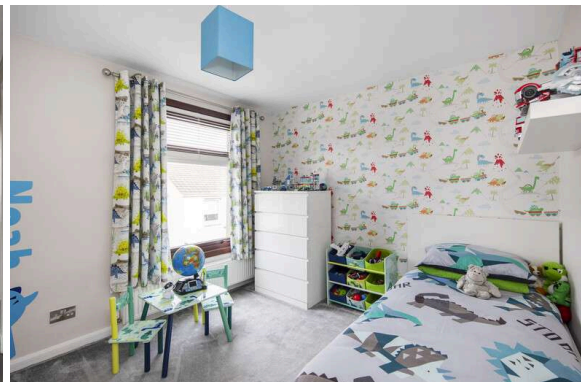
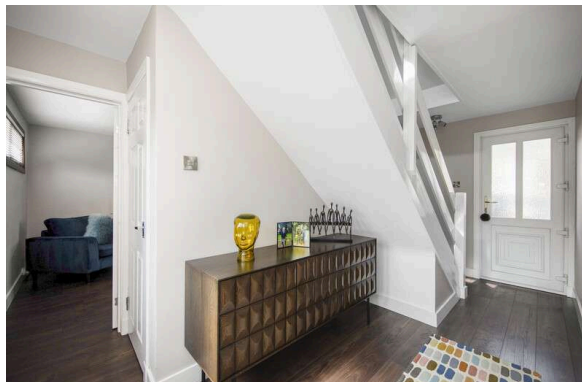
- Welcoming hallway with two storage cupboards
- Dual aspect living room
- Dual aspect contemporary kitchen which comes with integrated appliances and ample room for dining table
- Two double bedrooms benefitting from integrated storage
- Landing with generously sized storage cupboard which is currently utilised as a home office.
- Modern Bathroom featuring a stylish three piece suite, ladder radiator and waterfall style shower over bath
- Gas central heating
- Double glazing
- Fully enclosed and sunny private front & rear landscaped gardens
- Ample street parking

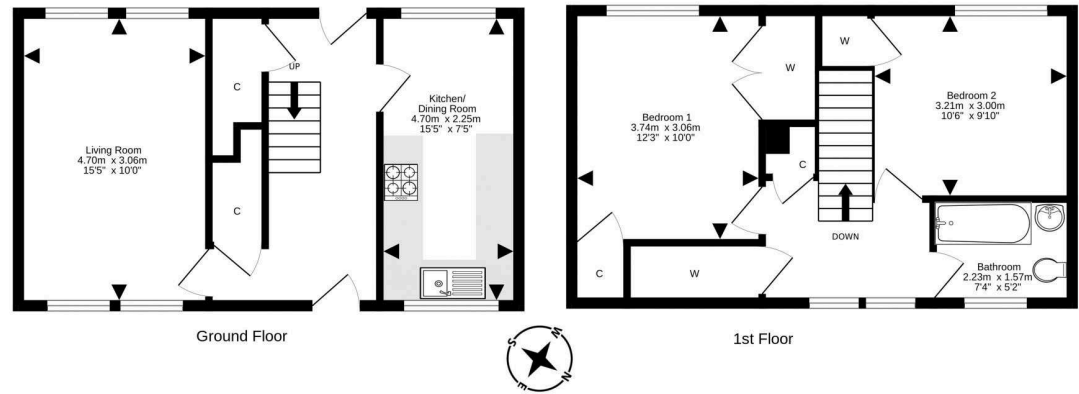
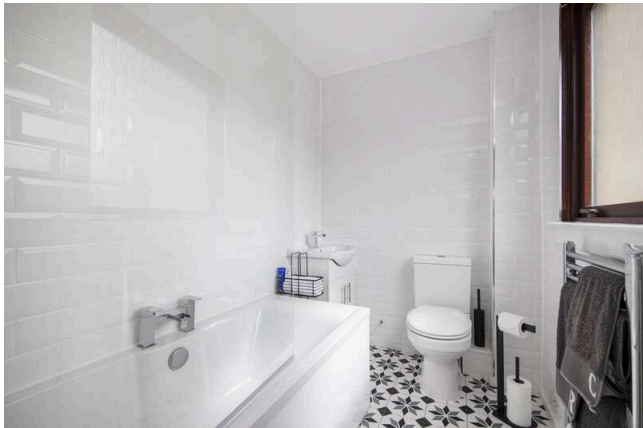
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, light fittings, integrate kitchen appliances, blinds and curtain poles will be included while other kitchen appliances can be included with separate negotiation. EPC Rating C.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024