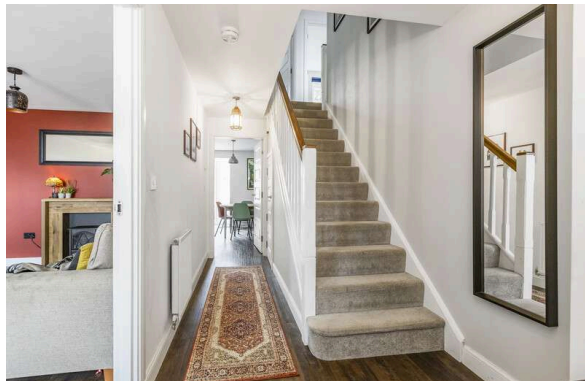




23 Ryndale Drive
DALKEITH | EH22 2EL


warners
solicitors & estate agents



23 Ryndale Drive Dalkeith | EH22 2EL

Located in the desirable Midlothian area of Dalkeith, this detached four-bedroom home offers modern living within a contemporary development. The ground floor, which has Amtico flooring throughout, features a spacious and inviting living room, highlighted by free standing fireplace, creating a cosy yet stylish ambiance. The spacious modern kitchen/dining room is designed with sleek grey units, allowing for a kitchen island, family dining table and seating, perfect for both everyday dining and entertaining guests. The kitchen opens directly to the generously sized private rear garden. Adjacent to the kitchen is a handy utility room that provides extra storage, laundry facilities, as well as a convenient WC.

On the upper level, with under stairs storage, the home boasts four generously sized double bedrooms. The master bedroom includes a contemporary en-suite shower room. The remaining bedrooms are well-served by a neutrally decorated family bathroom, complete with a shower over the bath to meet the needs of a busy household. Each bedroom offers ample space, natural light, and flexibility for various uses, such as a home office or guest room.

Externally, the property includes a garage and a driveway, providing ample parking and storage solutions. The well-maintained front and back gardens offer serene outdoor spaces for relaxation and play. The rear garden, being landscaped, serves as a perfect setting for summer barbecues, or a safe play area for children. Combining style, practicality, and modern amenities, this home is an ideal choice for families seeking a comfortable and elegant residence in Dalkeith. In brief the property comprises:

- Welcoming hall with ample storage including under stairs and partially floored attic with lighting
- Spacious kitchen/dining room with modern units and direct garden access.
- Handy utility room with adjacent WC.
- Four double bedrooms with the primary bedroom boasting an en-suite shower room.
- Modern family bathroom with shower over bath.
- Gas central heating and double glazing,
- Driveway, garage and on street parking.
- Front garden, and rear south easterly tree lined garden with an Indian sandstone patio seating area
- Walking distance to local amenities including schools and supermarket

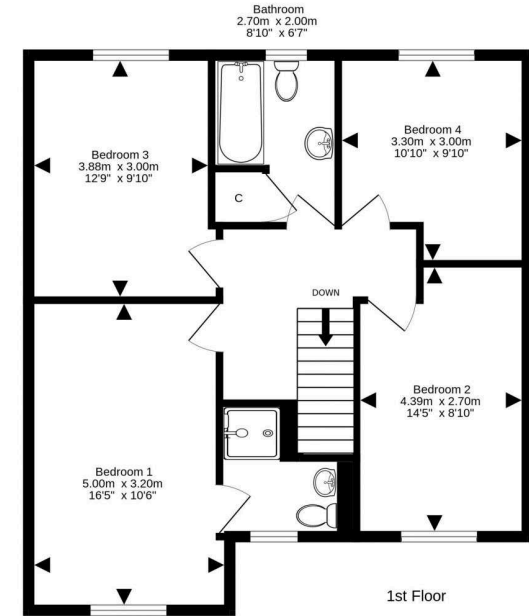
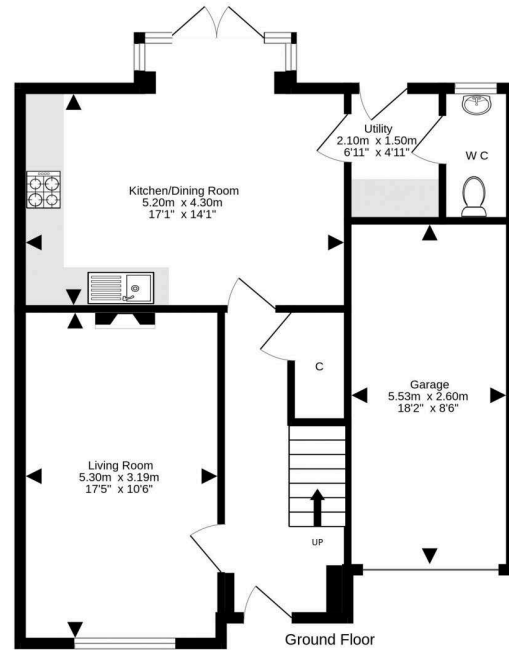
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Fixtures, fittings, integrated kitchen appliances, wall mounted shelving, blinds, bathroom mirrors will be included in the sale while other items such as the kitchen island, fridge freezer, wardrobes, fireplace, climbing frame/swing and shed are negotiable. EPC Rating F.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru 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