



25 Sandyriggs Loan
DALKEITH | EH22 2FS


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a most impressive detached villa commanding a generous corner plot setting within a sought after mature family friendly modern cul-de-sac, well placed for a good range of amenities and excellent road links. Viewing is essential to appreciate the true walk-in condition of this home, much enhanced by stylish contemporary fittings, a neutral tone décor and finished to a high specification by the current owner and comes with the added attraction of a large south west facing rear garden.

Public space on the ground level is well catered for and includes a comfortable living room which boasts Karndean flooring and a good sized under stair storage cupboard. The kitchen/dining room comes with contemporary sleek white gloss units, modern integrated appliances, there is ample space for a dining table and French doors give direct access to the rear garden. The integral garage has been converted to form an additional public room but could easily be utilised as a fourth bedroom or home office. Completing the ground floor accommodation is a handy utility room and WC facility located off the Kitchen Dining room. Upstairs you'll find the main bedroom with an integrated wardrobe and stylish en-suite shower-room, two further bedrooms (one with integrated storage) and a modern family bathroom with stylish white three piece suite, shower over bath. Externally there is a generous sized landscaped rear garden which is mainly laid to lawn, featuring a beautiful Indian sandstone patio, making this the ideal space for al fresco dining and outdoor entertaining. There is also a area of lawn to the front and a double driveway which can accommodate multiple vehicles. Early viewing is recommended!

- Welcoming entrance hallway
- Bright and spacious living room with under-stair storage
- Well equipped contemporary kitchen/dining room with integrated appliances and French doors opening onto rear garden
- Family room / fourth bedroom or ideal home office
- Utility room with adjoining WC
- Beautifully presented principal bedroom with fitted wardrobes and en-suite
- Two further bedrooms (one benefits from integrated storage)
- Modern family bathroom featuring a stylish 3-piece white suite, shower over bath
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access
- Fully enclosed landscaped Large south west facing rear garden with generously sized patio area

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



All blinds, curtains and light fixtures will be included, along with all integrated appliances and large timber garden shed. Other items can be included with separate negotiation. EPC: C

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.



