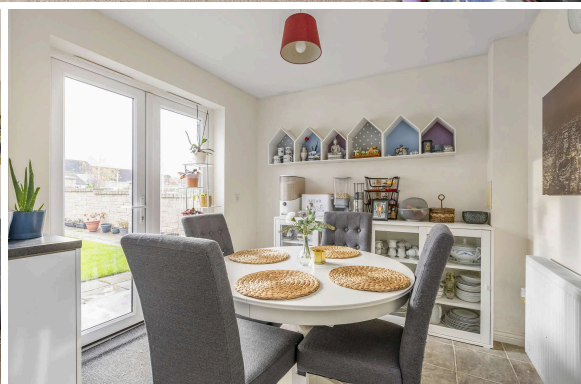




99 Easter Langside Drive
DALKEITH | EH22 2FR


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DALKEITH | EH22 2FR

Occupying an enviable, tucked away spot in a quiet cul-de-sac of only seven properties is this most appealing semi-detached villa with a sunny, south-west facing garden and allocated parking, representing an ideal starter home for a couple or young family looking for a quiet position within easy reach of amenities, schools and transport links.

At ground floor level the accommodation includes a front facing living room, fitted dining kitchen with French doors directly accessing the garden, and a WC facility off the entrance vestibule. Upstairs you'll find three bedrooms, an en-suite shower-room serving the principal room, and the family bathroom. The private rear garden has a south-west facing aspect ensuring lots of sunshine for sitting out on the patio or lawn area. A summerhouse and shed are included in the sale. A lane from the cul-de-sac gives access to a parking area where two spaces are allocated to this property.

- Entrance vestibule
- Living room
- Kitchen/dining room with French doors to
- Sunny garden with summerhouse
- Bedroom 1 with built-in wardrobe and en-suite
- Two further bedrooms
- Family bathroom
- Downstairs WC
- Gas central heating
- Double glazing
- Two allocated parking spaces

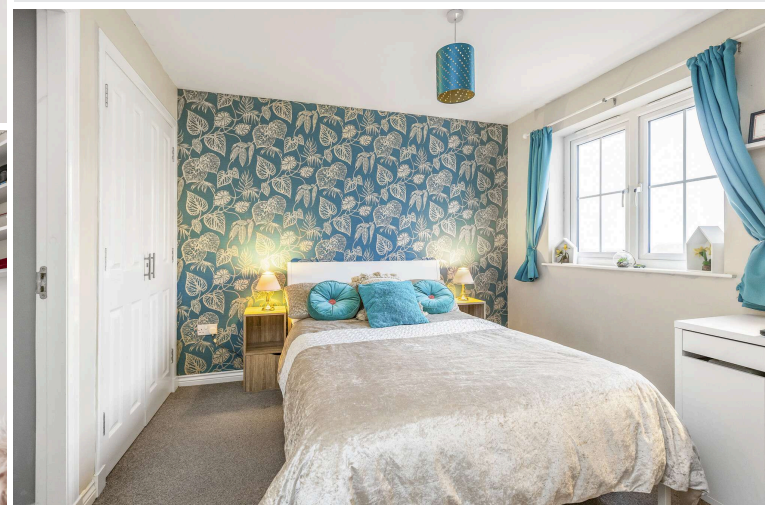
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

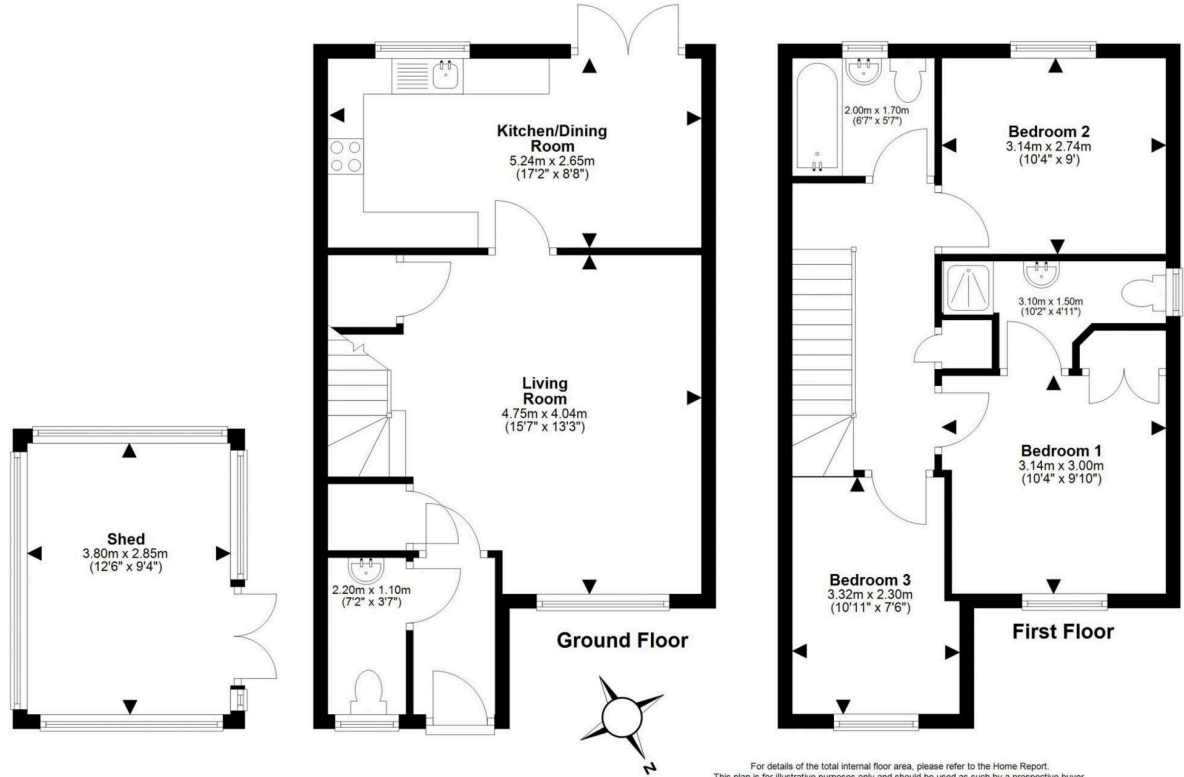


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All integrated kitchen appliances, principle bedroom curtains, living room blinds, kitchen blinds, front door blinds and wall clock in the living room are included in the sale.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. A superb choice of local shops and amenities can be found within the town centre. Within walking distance of the property is an Aldi store, Sainsbury Local and a couple of fast food outlets. Primary and Secondary schools are also only a short distance away, with the Jewel & Esk College's Midlothian Campus at Eskbank easily accessible. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. 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.





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