



34 Desmoulins Drive
DALKEITH | EH22 1GL


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solicitors & estate agents





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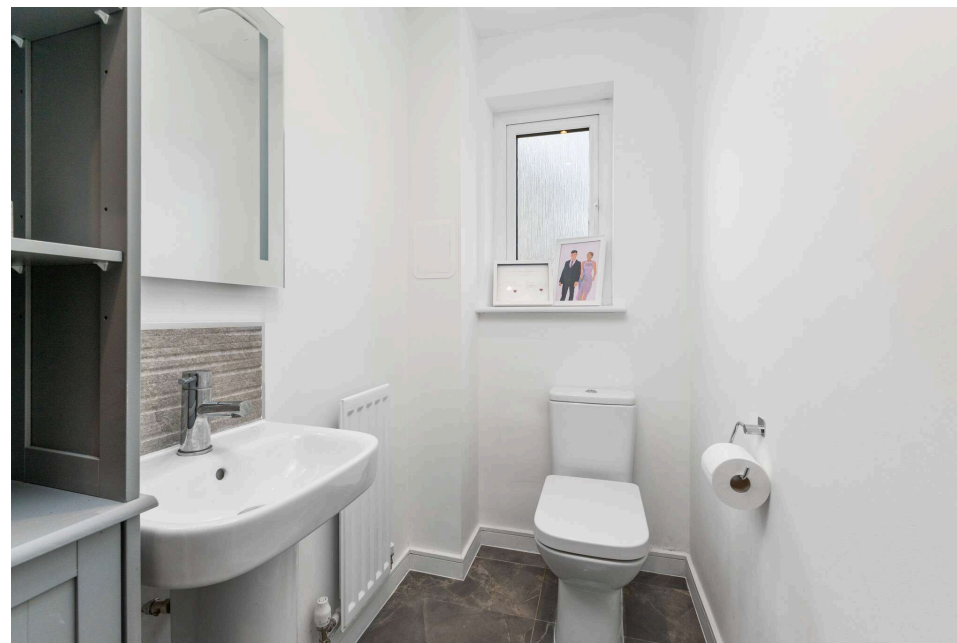
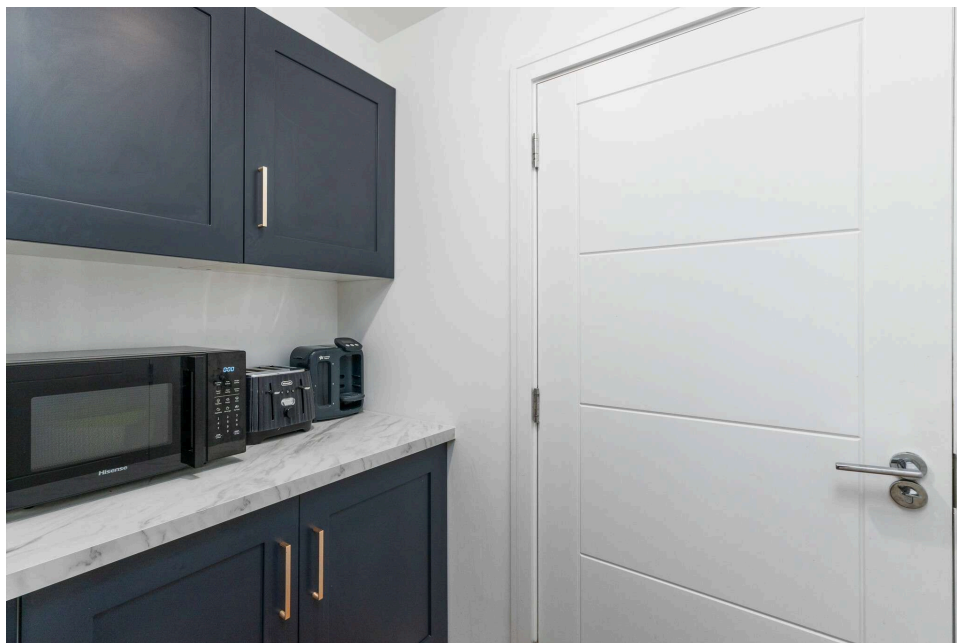
DALKEITH | EH22 1GL

Beautifully presented four-bedroom detached home with high spec interior and well landscaped gardens, forming part of a prestigious development, located in Dalkeith a very popular and convenient town which lies within easy commuting distance of Edinburgh.

This property occupies a pleasant situation on a well-tended modern development and comes with well-maintained front and back gardens and with off street parking, driveway and garage. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The open plan living at the back of the property has patio doors which ensure an abundance of natural light and access to the garden. The beautifully appointed kitchen currently comprises an induction hob, oven and fan, fridge/freezer, dishwasher, wine rack and dining area. There is also a WC downstairs. Upstairs there are four bedrooms, with built-in storage and the master benefitting from an ensuite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, a floored attic and an attractive landscaped garden at the rear with a mixture of lawn and patio.

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





- Entrance Hall
- Spacious Open plan Kitchen living with patio doors
- Downstairs WC and floored Attic
- 4 Well-proportioned bedrooms
- Stylish family Bathroom
- Well landscaped front and rear gardens
- Gas central heating & double glazing
- Front driveway and garage

EPC Rating B

Council Tax Band G

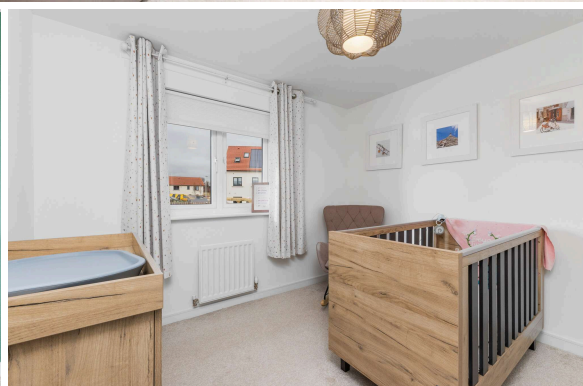
Factor Fees: SG Property Management: Approximately

£84 per year for common lawns, shrubs etc.

Extras include oven, fridge in the kitchen, dishwasher and blinds.



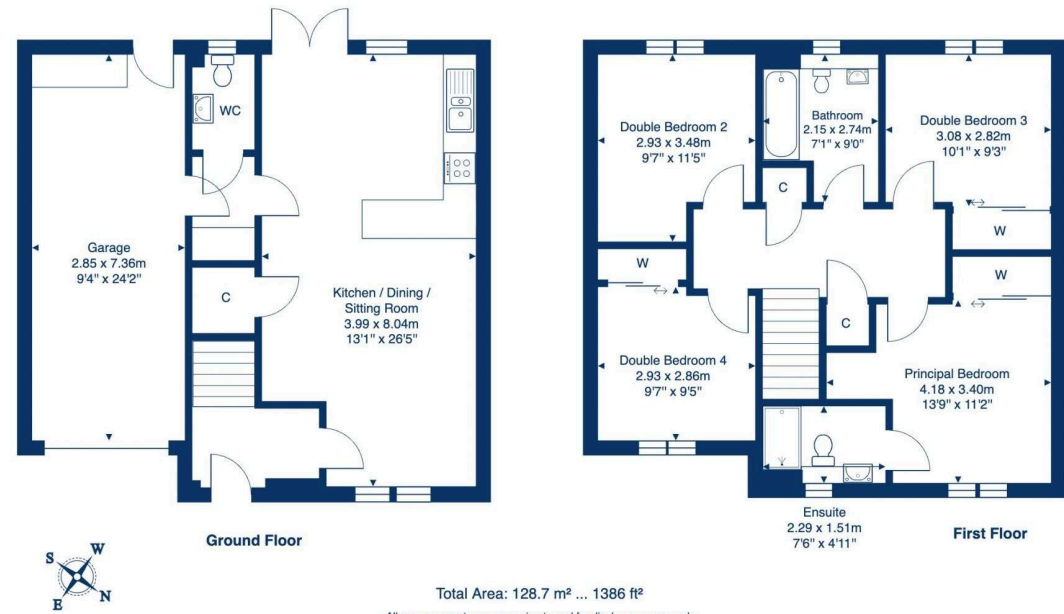
The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Costa and Greggs Drive Thru at Hardengreen, whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends 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 and the Borders Railway link has a station at nearby Eskbank.







34 Desmoulins Drive, Shawfair, EH22 1GL



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc