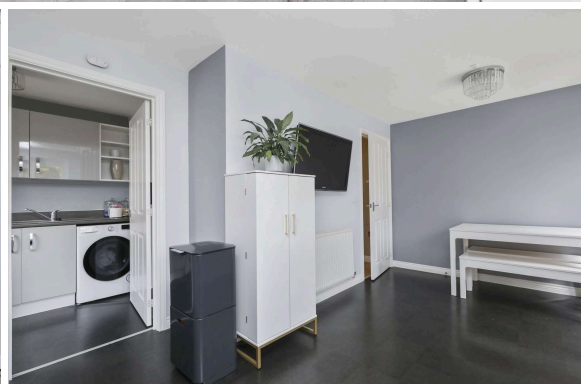




21 Wester Kippielaw Green
DALKEITH | EH22 2GF


warners
solicitors & estate agents





21 Wester Kippielaw Green

DALKEITH | EH22 2GF

Nestled in an exclusive, modern residential development in the charming town of Dalkeith, this exquisite five-bedroom, three-bathroom detached residence offers an unparalleled blend of sophistication and comfort, all within easy commuting distance of the vibrant capital. Set amidst meticulously maintained front and rear gardens, the property boasts an expansive driveway and a substantial garage, ensuring both convenience and luxury.

Stepping inside, the grand proportions of this family home are immediately evident. A striking west-facing bay window graces the spacious living room, bathing the space in natural light and providing a picturesque view of the surrounding landscape. The chef-inspired breakfasting kitchen is a true highlight, featuring sleek, contemporary fittings, a well-appointed utility room, and convenient access to the rear garden, creating an effortless flow between indoor and outdoor living.

The generous dining/sitting room is the perfect setting for both intimate family dinners and grand entertaining. The centrepiece of the room is a charming fireplace, while French doors open to an enchanting garden room with triple-aspect windows, offering serene views of the sun-drenched garden - an ideal space for relaxation or entertaining guests.

The accommodation continues with two opulent west-facing double bedrooms, each equipped with built-in storage and en-suite shower rooms, offering privacy and comfort. Two additional spacious double bedrooms provide ample space for family or guests, while a versatile single bedroom or study offers flexibility to suit any lifestyle. The luxurious modern family bathroom features high-end finishes, completing the accommodation in style.

This remarkable property is the epitome of refined living, offering both timeless elegance and the practicality required for modern family life.

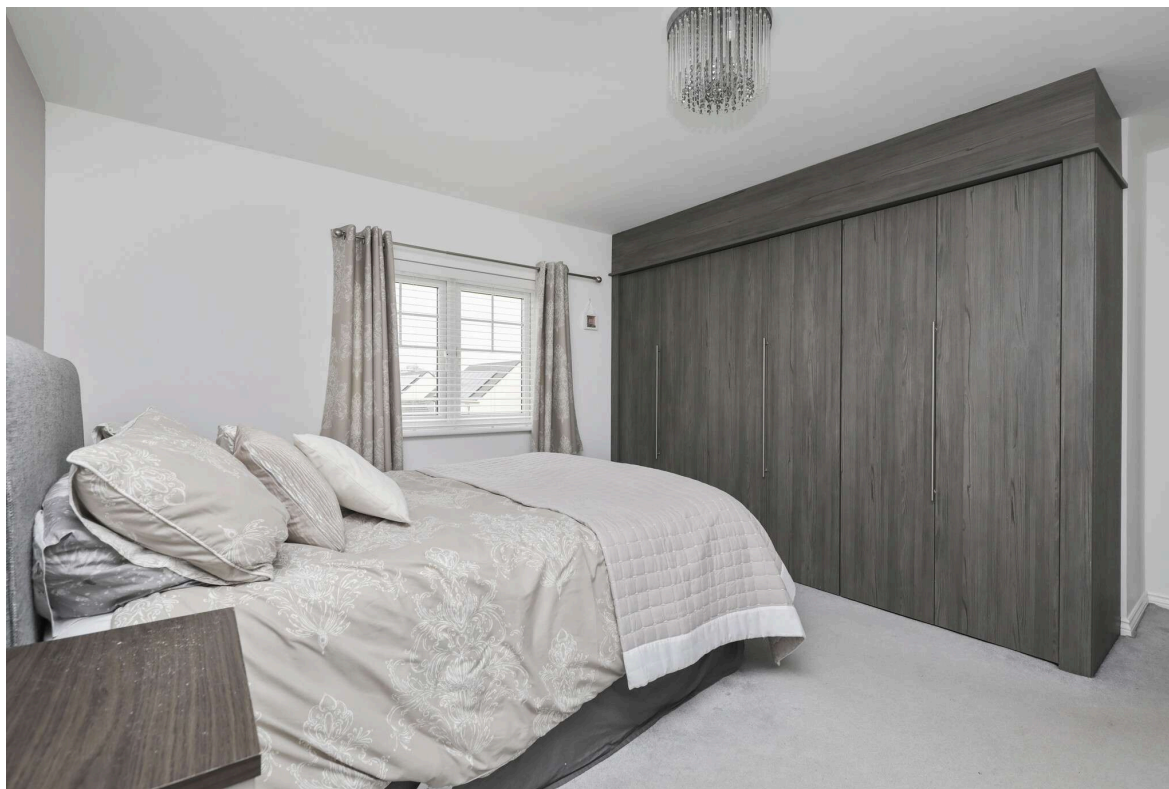
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- **Prime Location:** Exclusive Dalkeith development, close to the capital.
- **Spacious Luxury:** Five bedrooms, three bathrooms, high-end finishes.
- **Gourmet Kitchen:** Modern kitchen with seamless indoor-outdoor flow.
- **Elegant Living:** Expansive dining room and garden room with scenic views.
- **Opulent Bedrooms:** Two en-suite double bedrooms for privacy and comfort.
- **Immaculate Gardens:** Beautiful gardens, large driveway, and garage.

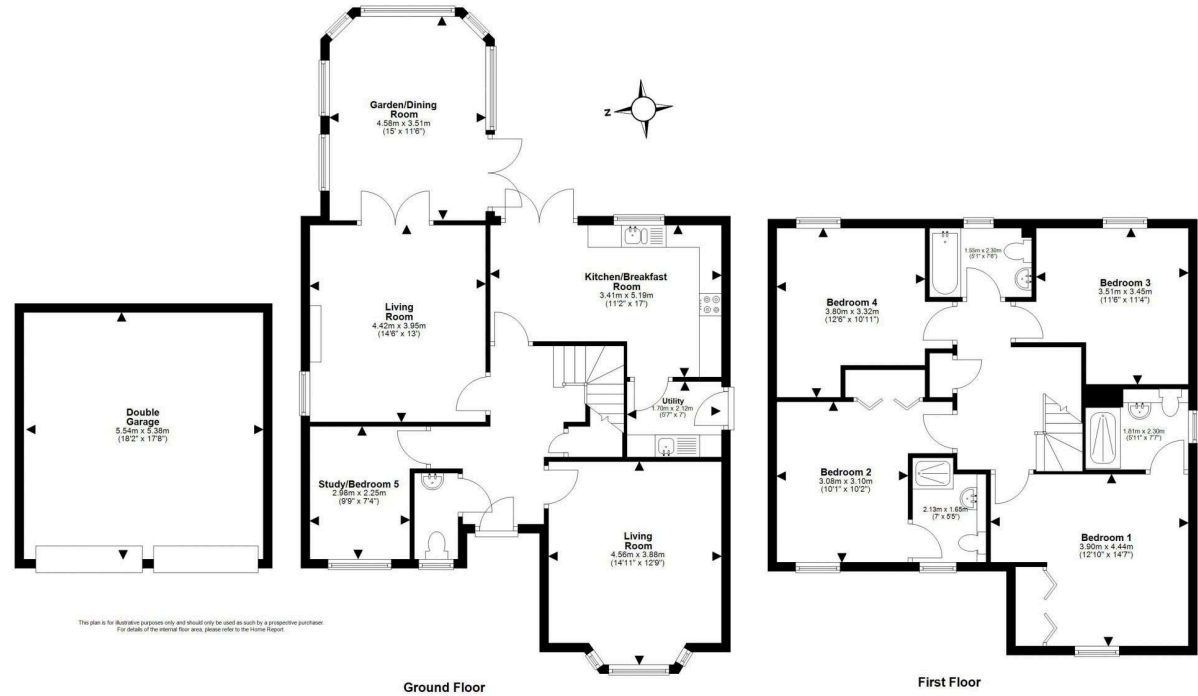
All integrated appliances will be included in the sale of the property along with all curtains and blinds. EPC: B CT: G
Factoring: Hacking and Paterson Approx. £45 P/Q



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.







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