



34 Easter Langside Crescent  
DALKEITH | EH22 2FL

  
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## 34 Easter Langside Crescent

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Nestled in the heart of a quiet, manicured estate in the popular Midlothian town of Dalkeith is this immaculately presented three-bedroom semi-detached house. It boasts a stunning view of Arthur's Seat, a generous driveway and gardens. The accommodation comprises welcoming entrance hallway with storage, bright living room with patio doors leading to the rear landscaped garden and a, contemporary kitchen diner featuring a gas hob, extractor fan, integrated Smeg appliances, fridge/freezer and an integrated dishwasher. Also downstairs is a handy W/C. Upstairs there are three well-proportioned bedrooms, one with built in storage and an ensuite shower room and one with stunning views of Arthur's Seat. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Externally the fully enclosed rear garden is made up of a patio, extensive lawn space, a pergola and a shed. The garden also boasts external lights, sockets and a power source suitable for a hot tub.

- Three Bedroom semi-detached home
- Generous driveway
- Private garden
- Two stylish bathrooms and a downstairs WC
- Living room with patio doors
- Contemporary kitchen

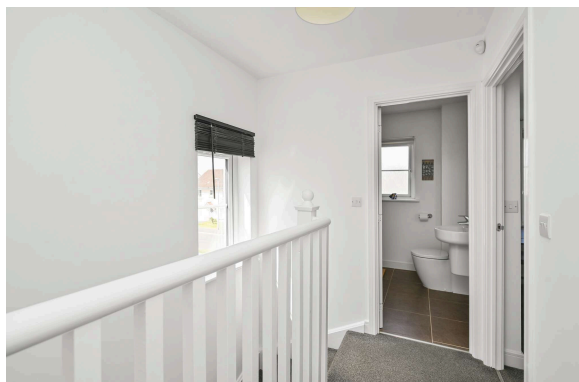
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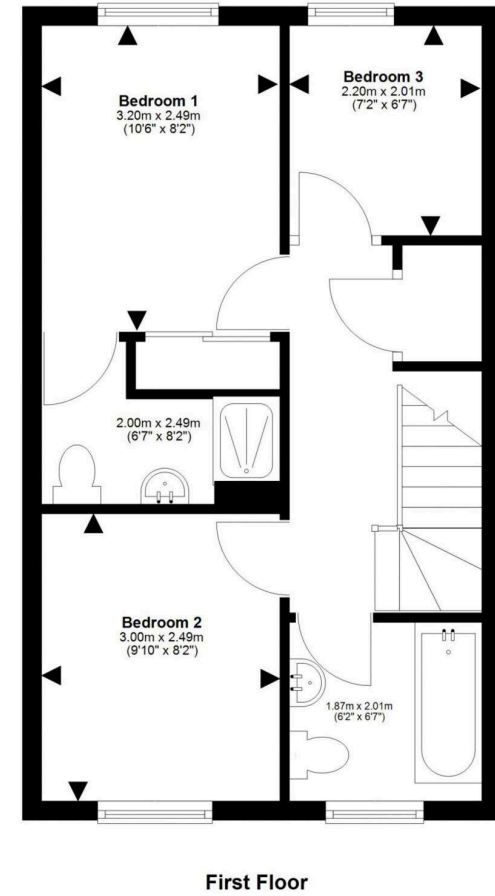
Blinds, integrated kitchen appliances and TV bracket included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.