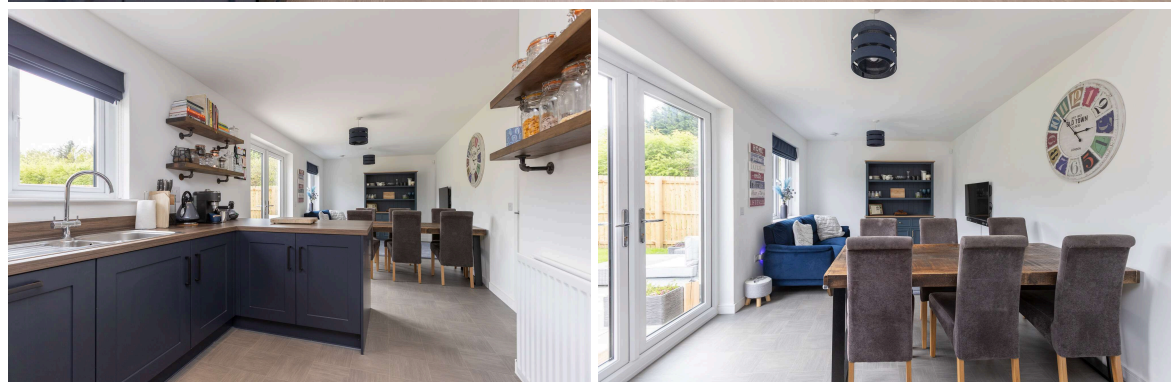




41 Captain's Gardens
DALKEITH | MIDLOTHIAN | EH22 3FY


warners
solicitors & estate agents





41 Captain's Gardens

DALKEITH | DALKEITH | EH22 3FY

Extremely well presented five-bedroom detached home with front driveway, garage and gardens set in a sought-after modern development in the popular Midlothian town of Dalkeith, well placed for easy access to the bypass, City Centre and Edinburgh Royal Infirmary.

This immaculate family home is presented to the market in excellent order throughout and provides comfortable and light filled space and comes complete with an enclosed and easily maintained sunny garden with a patio, lawn and garage.

This stunning home comprises a beautiful entrance hallway with a storage cupboard, spacious living room, downstairs WC, bright and spacious dining kitchen currently with patio doors to the rear garden, a fridge/freezer, double oven, induction hob and fan, dishwasher, and dining area. The utility area off the kitchen features a pull-out larder and exterior door to the side of the house. A fifth bedroom/study is also located downstairs.

Upstairs there are four well-proportioned bedrooms with the master benefitting from a walk-in wardrobe and ensuite shower room and the second and third bedroom with a Jack and Jill. The upper hallway also provides two additional storage cupboards. The house is completed by a further bathroom with a shower over the bath.

Externally there are front and rear gardens made up of a patio and lawn. The property also benefits from gas central heating, double glazing, an attic, a garage and driveway giving ample off-street parking. Early viewing is essential to fully appreciate this well presented home.

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





- Large Entrance Hall
- Spacious living room
- Beautiful dining kitchen with patio doors to garden
- Five Bedrooms
- Two ensuite shower rooms
- Family bathroom
- Downstairs WC
- Driveway and garage
- Beautifully tended front and rear gardens with patio and lawn areas
- Attic
- Gas central heating
- Double glazing

All integrated appliances will be included in the sale. Please note that the light fittings in the lounge, master bedroom and fourth bedroom will be replaced prior to sale. The blinds, curtains and curtain rails will also be removed.

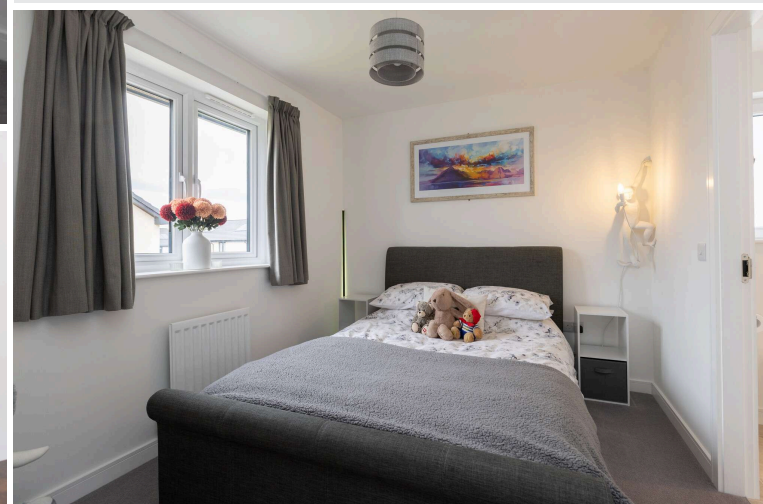
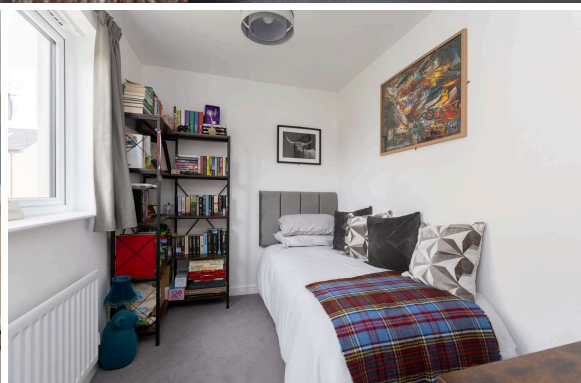
EPC Rating B

Council tax Band G

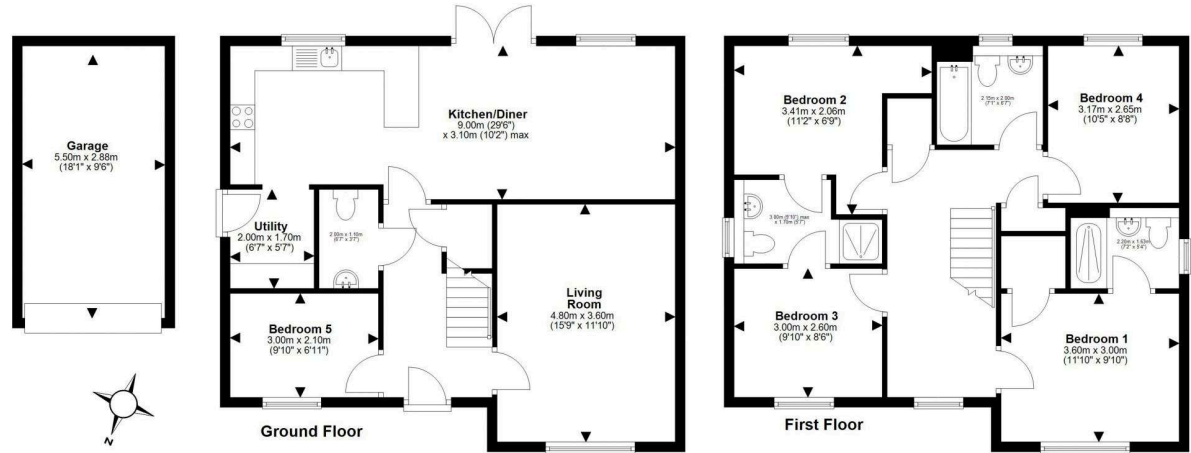
Factor fee £12 per month approx.



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.







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.

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