



56 Ryndale Drive
DALKEITH | EH22 2EL


warner's
solicitors & estate agents



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An exciting opportunity has arisen to acquire this beautifully presented three-bedroom end terraced home in the popular town of Dalkeith, commanding an enviable cul-de-sac setting within a sought-after modern development, well placed for a superb range of amenities and excellent transport links.

Downstairs, a welcoming entrance hallway opens to a bright and spacious living room that flows seamlessly to the fully fitted dining/kitchen. Patio doors open to the beautifully landscaped low maintenance rear garden which features both decking, astro, gravel and patio areas, and is ideal for relaxing and enjoying the best of the summer weather. The modern kitchen is fitted with contemporary units and currently comprises a gas hob, oven and fan, fridge/freezer, dining area, dishwasher and off the kitchen lies a utility room and handy WC.

The upstairs comprises three bedrooms (master with built-in storage) and the home is completed by a stylish bathroom with shower over the bath and a heated towel rail.

Lying within easy commuting distance of Edinburgh this stunning property will offer immense appeal to families and couples looking for more space, so early viewing is highly recommended.

- Welcoming hall
- Living room with storage cupboard
- Superbly appointed kitchen/dining room with patio door opening onto rear garden
- Utility room with adjoining WC
- Three bedrooms, one with built-in storage
- Stylish bathroom
- Attic storage
- Gas central heating and double glazing
- Beautifully enclosed landscaped rear garden, laid to Astro with patio and decking areas
- Residents Parking

Fees payable to factor, Ross and Liddle are approx. £105 every six months (May and November), with a £100 float.

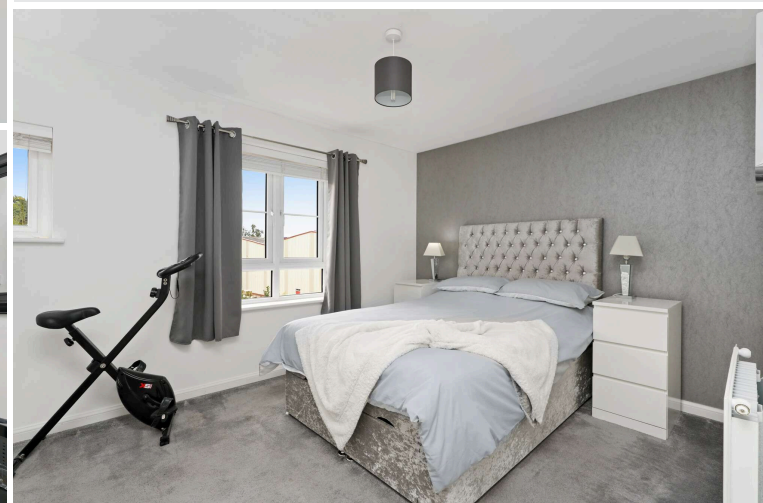
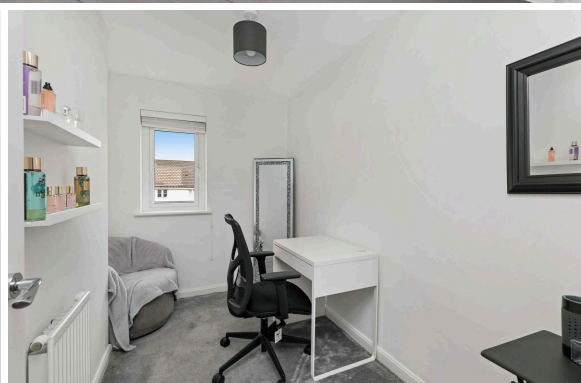
Energy Rating C, Council Tax Band D.

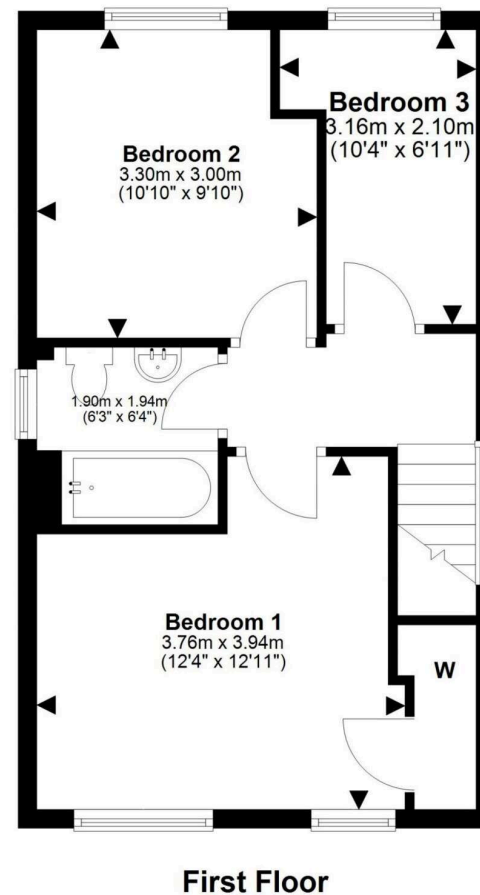
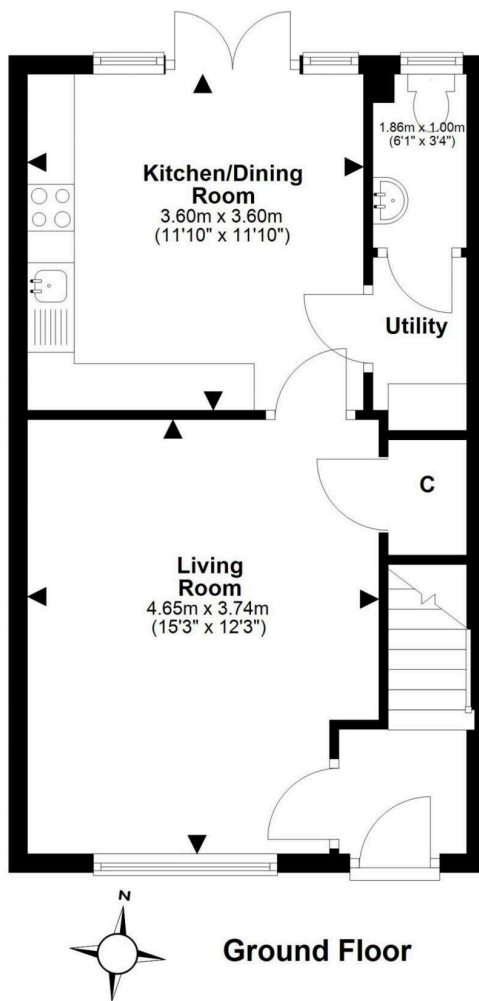
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, curtains, blinds, kitchen appliances, and wardrobe in bedroom two will be included in the sale.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, with an Aldi & Sainsbury's local just a few minutes' walk away from the property itself, a 24 hour Tesco store 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.





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.