



## 9 Kippielaw Road, Dalkeith, EH22 4HU

### Description

Bright and spacious two-bedroom end terraced house, situated in a quiet residential development on the southern edge of Dalkeith. It benefits from private garden grounds to the front and rear, single garage and plenty of unrestricted parking nearby. The property offers excellent potential as a highly affordable family home.

The accommodation comprises:

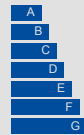
- Vestibule
- Generous living room with window to the front and staircase
- Rear facing kitchen/dining room with storage units, worktops and appliances, including gas cooker, washing machine, fridge and freezer
- Upstairs landing with storage cupboard
- Rear facing double bedroom
- Partially tiled family bathroom with three piece suite
- Front facing double bedroom with storage cupboard/ wardrobe, which also houses the gas central heating boiler



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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D



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### Outside and Gardens

The rear garden is mostly laid to lawn and enclosed by fencing and has a sunny westerly aspect. There is a private garage, which is located nearby. The front garden is also mostly laid to lawn.

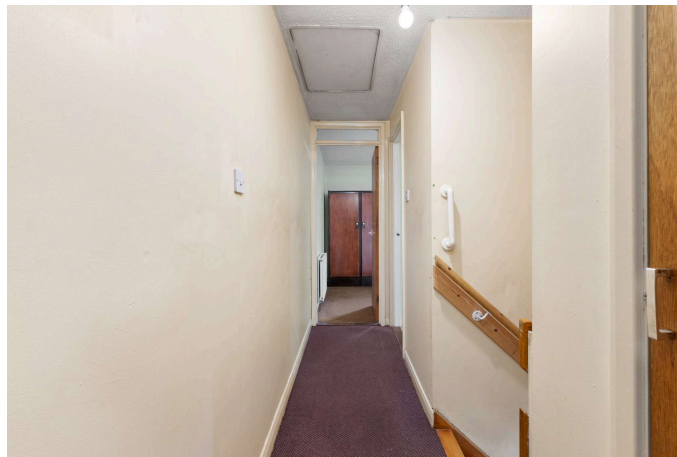
### Location

Dalkeith is located approximately eight miles south east of Edinburgh city centre. The town is a popular choice for commuters as it is ideally placed for the city bypass which has links to the main motorway routes as well as the Forth Road Bridge, Edinburgh Business Park and Edinburgh Airport. It also benefits from the railway station nearby at Eskbank. The town has excellent amenities including shops, banking facilities, bars and restaurants. There is also a large supermarket on the edge of the town, with further retail outlets within easy reach at Fort Kinnaird and Straiton.

### Extras

The fixed floor coverings, kitchen appliances and curtains included in the sale.

Council tax - C







9 Kippielaw Road, Easthouses, Dalkeith, EH22 4HU



Ground Floor

First Floor

Total Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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