

campbell  
smith

Little Acre,  
17 Easthouses Road,  
Easthouses, Dalkeith,  
EH22 4DH

- Superb detached bungalow in move in condition
- Cul de sac setting
- Entrance vestibule
- Welcoming hallway with storage
- Sitting room with lovely gas fire & fireplace
- Delightful dining kitchen
- Utility room
- Garden room with adjacent wc
- 3 double bedrooms/ all with built-in wardrobes/master has an en suite shower room
- Attractive bathroom
- GCH/DG
- Gardens & patio
- Double garage sized workshop
- Large single garage, 2 driveways

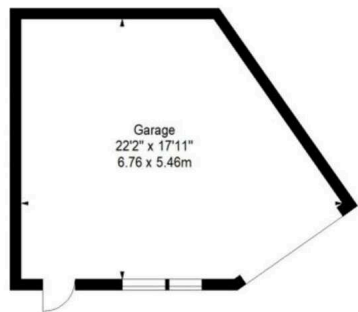
Offers Over : £385,000









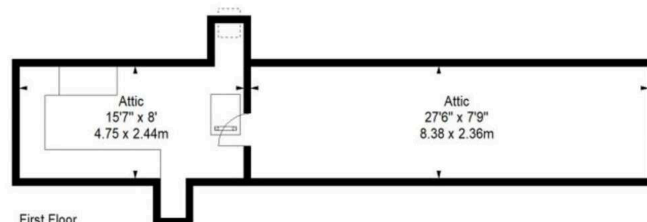


Ground Floor

Easthouses Road,  
Easthouses,  
Dalkeith,  
Midlothian, EH22 4DH



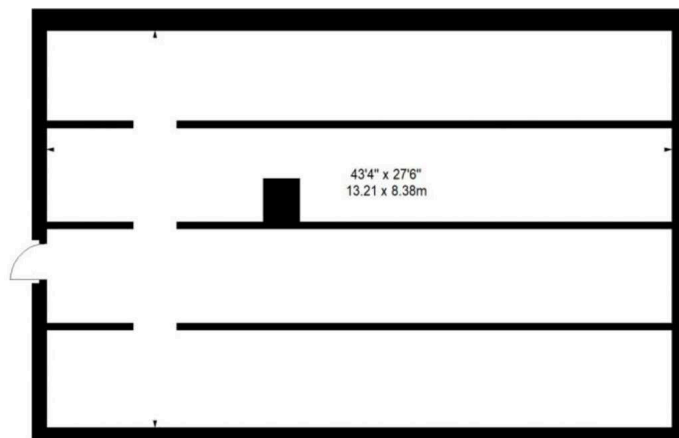
Approx. Gross Internal Area  
1906 Sq Ft - 177.07 Sq M  
(Including Workshop)  
Attic  
Approx. Gross Internal Area  
348 Sq Ft - 32.33 Sq M



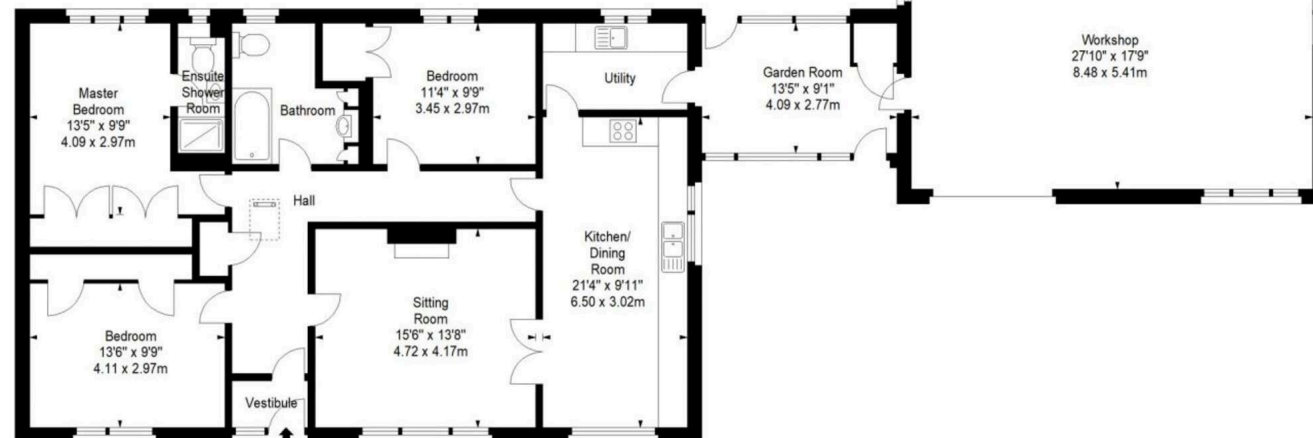
First Floor



Basement  
Approx. Gross Internal Area  
1189 Sq Ft - 110.46 Sq M  
Garage  
Approx. Gross Internal Area  
324 Sq Ft - 30.10 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Basement



Ground Floor





21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, oven, hob, cooker hood, fridge freezer, dish washer, washing machine, light fittings and blinds are included



#### Buses

Easthouses Road – 3, 48, N3, X33



#### Shops

Dalkeith High St, Morrisons, Lidl, Tesco at Hardengreen



#### Schools

Easthouses PS, St Luke's RC PS, Newbattle HS, St David's RC HS



#### Parking

Large single garage & two driveways



Council Tax Band – F



EPC – C



#### Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.