

COULTERS[©]



22 BROADHURST ROAD

DALKEITH, EH22 4DP

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Immaculately presented and thoughtfully extended, 22 Broadhurst Road is a stylish three-bedroom semi-detached bungalow set in the peaceful Easthouses area of Dalkeith. This beautifully maintained home combines contemporary finishes with generous, light-filled spaces — including a welcoming sitting room and a bright conservatory offering direct access to the south-facing rear garden — making it ideal for families, downsizers, or anyone seeking modern comfort and easy living.

Inside, the accommodation flows effortlessly across a single level. The elegant sitting room is a warm and inviting space, enhanced by a striking feature fireplace that creates a charming focal point. From here, a generously sized modern kitchen, thoughtfully designed with ample storage and extensive work surfaces, making it both practical and stylish for everyday cooking and entertaining.

The conservatory extends from the kitchen and provides a tranquil setting that connects seamlessly to the garden, perfect for year-round enjoyment of natural light and greenery.

KEY FEATURES



Immaculately presented and extended semi-detached



Beautifully landscaped south-facing garden.



Great transport links to the city centre.



EPC Rating - C



Three double bedrooms, one with an en-suite.



Private driveway parking.



Close to Dalkeith's excellent amenities.



Council Tax Band - C



The property also features three double bedrooms, including a principal suite with a modern en-suite shower room and further access to the rear garden. The remaining bedrooms offer excellent flexibility for guests, home working, or hobbies, while the extended layout promotes a sense of space, comfort, and easy circulation throughout.

Outside, the private south-facing rear garden is beautifully landscaped, offering a sunny and sheltered retreat for relaxing, dining, or entertaining. The front of the property offers a driveway for convenient off-street parking.





THE LOCAL AREA

Located just 7 miles from Edinburgh's city centre, Dalkeith offers the perfect balance of countryside charm and urban accessibility. This historic town in Midlothian is renowned for its beautiful period architecture, excellent local amenities, and the stunning Dalkeith Country Park-a 1,000-acre estate with scenic walks, a stylish café, and family-friendly attractions.

Dalkeith boasts a vibrant town centre with independent shops, supermarkets, schools within a short troll from the property - Easthouses Primary and the Newbattle campus for secondary education, and healthcare facilities, making it ideal for families, professionals, and retirees alike. Excellent transport links, including nearby rail stations suchas Eskbank Station and direct road access to the A720 City Bypass and A68, ensure seamless commuting to Edinburgh and beyond.

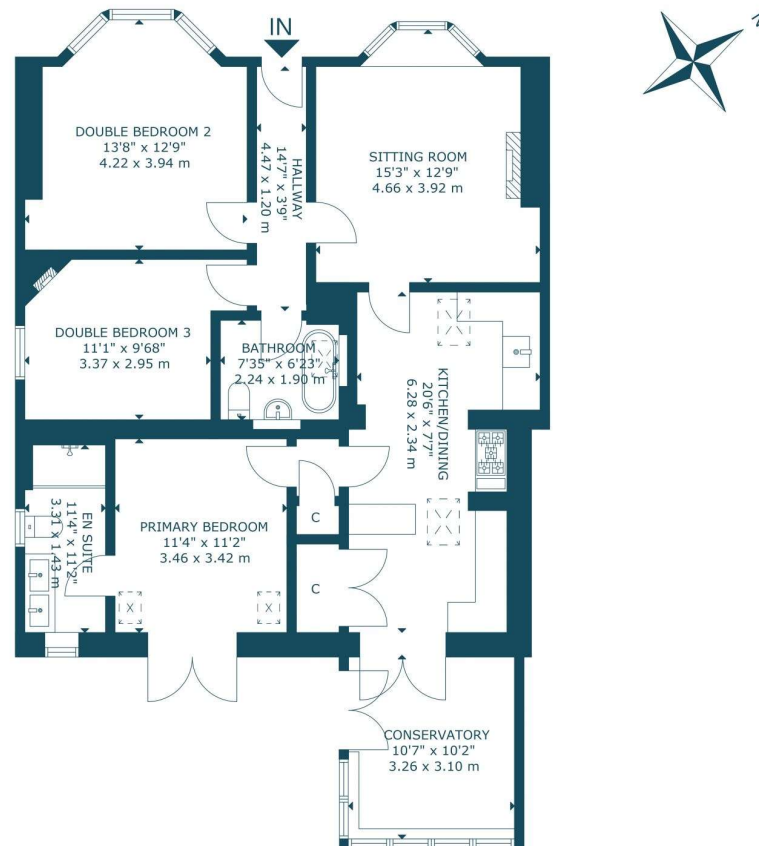
Whether you're looking for a peaceful residential setting or a strategic investment opportunity, Dalkeith combines historical character with modern living in one of Midlothian's most desirable locations.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, and washing machine are included in the sale price. Other items including furniture and kitchen appliances are available subject to separate negotiation.







22 BROADHURST ROAD, EASTHOUSES, EDINBURGH, EH22 4DP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,066 SQ FT / 99 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.