



41 Kippielaw Road, DALKEITH, EH22 4HZ



Welcome

Welcome to Kippielaw Road, this well-proportioned five-bedroom, link detached villa arranged over two floors offering excellent family living, boasting a fabulous garden room. The property is set in a much sought after, established residential estate set against a backdrop of open farmland and nestled at the end of a peaceful cul-de-sac on the edge of the rural village of Easthouses, close to the popular Midlothian town of Dalkeith, whilst conveniently located, to take advantage of all transport links and is only a short walk from local shopping and schooling. Ideal for professional couples, growing families, and property investors alike. The property further benefits gardens to the front and rear along with a garage and driveway. Given how rare a property of this size becomes available, we would recommend an early viewing.

- Reception hallway
- Downstairs cloaks comprising WC and wash hand basin
- Front facing living room
- Fully fitted kitchen
- Impressive garden room
- Five double bedrooms
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage accessed by a fixed ladder
- Gas central heating
- Double glazing
- Single garage and driveway
- Gardens to the front and to the rear
- Solar panels and electric car charging point







Easthouses

Dalkeith is located approximately eight miles southeast 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 retail parks.


Extras

Included in the sale are: Floor coverings, light fittings, integrated appliances and blinds where fitted. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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Property Hub:

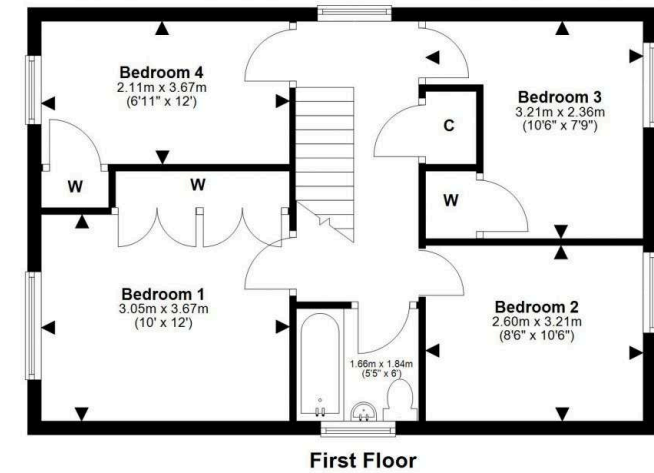
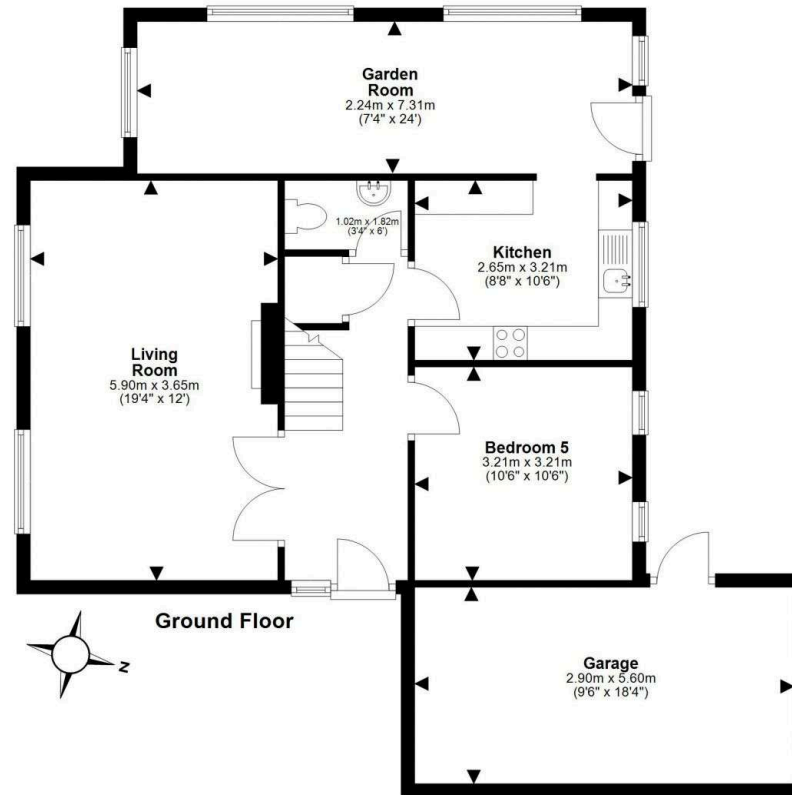
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.