



GARDEN STIRLING BURNET

107 WESTER KIPPIELAW DRIVE
EASTHOUSES, DALKEITH, MIDLOTHIAN, EH22 2GR



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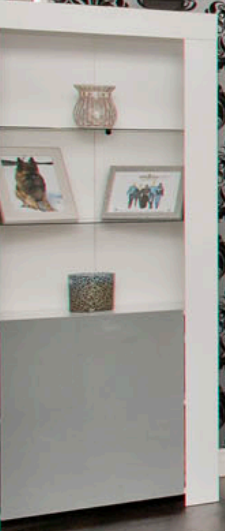


Set on the second floor of a peaceful modern development surrounded by greenery, this two-bedroom, two-bathroom flat is an appealing proposition for professionals and small families. Located around a 30-minute drive from central Edinburgh, the property also offers easy access to the city bypass, rail links, and a local primary school, with excellent shopping and secondary education available in neighbouring Dalkeith. The bright, south-facing corner flat benefits from stylish contemporary interiors, convenient allocated parking, and proximity to open countryside for an instant escape into nature.

Communal stairs with secure entry grant access to the property. Once inside, an entrance hall with storage leads into the reception room, where handsome walnut-toned flooring flows seamlessly through both spaces. Filled with all-day sunlight and enhanced by elegant damask-print décor, the comfortable living/dining room provides flexible space for relaxation and entertaining, complete with display shelving and sociable direct access to the kitchen. The naturally lit kitchen features a range of contemporary gloss-black cabinets, a worktop with task lighting, and neatly integrated appliances comprising an oven, an induction hob, a dishwasher, a washing machine, and a fridge freezer.

FEATURES

- Peaceful modern development surrounded by greenery
- Bright and spacious second-floor corner flat
- Communal stairs with secure entry
- Welcoming entrance hall with storage
- South-facing living/dining room with shelving and kitchen access
- Contemporary integrated kitchen
- Two double bedrooms with fitted wardrobes
- En-suite shower room to the principal bedroom
- Bathroom with shower-over-bath
- Allocated residents' parking
- Immediate access to countryside and woodland walks
- Gas central heating, double glazing, and fitted window shutters





The two double bedrooms are softly carpeted and enhanced by feature décor in fashionable grey tones. Both rooms benefit from fitted wardrobes, with the principal bedroom also enjoying an en-suite shower room with chic monochrome tiling. Complementing this, the bathroom features a shower-over-bath and is tastefully tiled. Gas central heating and double glazing ensure a warm and efficient home throughout.

Further attractions of this appealing home include allocated on-site parking and immediate access to surrounding countryside, with picturesque riverside and woodland walks close by. Extras: All fitted floor coverings, window shutters, light fittings, and integrated appliances are included in the sale. Factor: The factor is managed by Hacking & Paterson at an approximate monthly cost of £80, covering maintenance and buildings insurance.







Easthouses

The residential area of Easthouses neighbours the large and popular town of Dalkeith; situated just 30 minutes' commute from Edinburgh and well-served by transport links, including Eskbank rail station. The area enjoys wonderfully picturesque surroundings, such as Benbight Woods, whilst the banks of the River North Esk provide an idyllic cycling and walking route. Vogrie Country Park, King's Park, and Newbattle golf course are also perfect for outdoor pursuits. Dalkeith is served by an excellent selection of shops, services and restaurants, including a large 24-hour supermarket. A short drive away, Straiton and Fort Kinnaird Retail Parks boast an outstanding array of high street outlets, with the latter also hosting a cinema and family restaurants. Easthouses provides local primary education whilst further state and independent schooling options, at primary and secondary level, can be found in the surrounding area. Commuting from Easthouses into the city centre takes around 30 minutes with the option of using nearby Eskbank Railway Station or the City Bypass, giving access to links throughout the central belt.





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HOUSE SALES

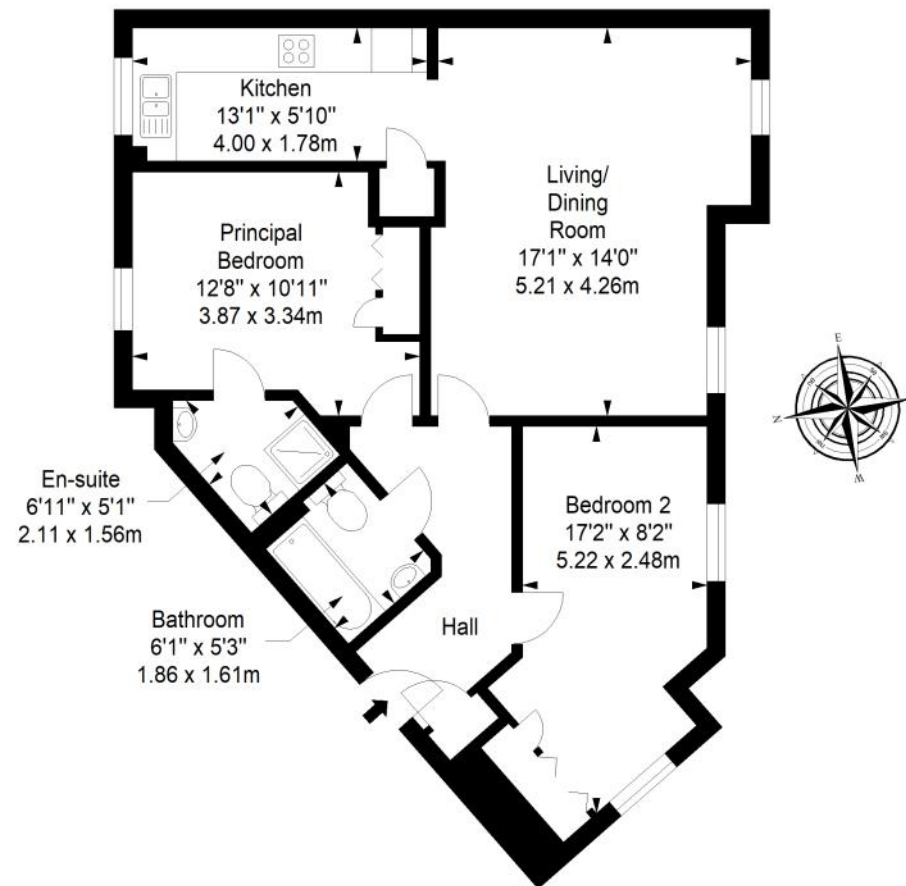
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)