



# 88 EASTER LANGSIDE CRESCENT

Dalkeith, EH22 2FN



1

Public Room



2

Bedroom



1

Bathroom



## 88 EASTER LANGSIDE CRESCENT

**T**his contemporary semi-detached house offers bright, well-presented accommodation over two floors, complemented by a private drive and an enclosed rear garden. A welcoming entrance hall gives access to a useful ground-floor WC and a comfortable, carpeted living room. To the rear is a contemporary dining kitchen with a deep cupboard, where French doors opens directly to the patio and garden. Upstairs, leading off a bright landing with attic access, there are two double bedrooms and a modern bathroom fitted with a three-piece-suite and a shower-over-bath. The larger bedroom boasts outstanding fitted wardrobe space, whilst the second bedroom is currently utilised as an office. To the front is an area of private garden as well as a double driveway, whilst the sunny rear garden is fully enclosed. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale. Other items can be made available through separate negotiation.

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TO TAKE A VIRTUAL  
TOUR OF THE  
PROPERTY



# RECEPTION ROOMS & LIVING SPACE







## FEATURES

- Contemporary, semi-detached house
- Part of a modern development in Dalkeith
- Well-presented accommodation over two floors
- Entrance hall
- Ground-floor guest WC
- Bright and comfortable living room
- Modern dining kitchen with garden access
- Landing with hatch to attic
- Two double bedrooms, one with fitted storage
- Modern bathroom with a shower-over-bath
- Private, landscaped rear garden with patio
- Gas central heating and double glazing









THE BEDROOMS  
& BATHROOMS





# DALKEITH, MIDLOTHIAN

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests. Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



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EPC  
RATING

C

COUNCIL  
TAX BAND

D

## FLOORPLAN



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