



3 WESTER KIPPIELAW TERRACE

EASTHOUSES, DALKEITH, MIDLOTHIAN, EH22 2GQ



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Enjoying a peaceful residential setting on the green fringes of Dalkeith, just a 30-minute drive from central Edinburgh, this modern detached residence offers a wonderfully spacious and practical family home, presented with tastefully understated contemporary styling. Five versatile bedrooms and a choice of bath/shower rooms complement a sociable interconnected arrangement of living and dining spaces. A south-east-facing rear garden, detached double garage, and generous driveway complete the property.

A light-filled reception hall, with storage and a WC, leads into a comfortably proportioned living room fronted by a bay window. Finished with soft carpeting and statement accent décor, the room connects to both a bay-fronted formal dining room and a bright sunroom, which is glazed on three sides and opens to the garden. The dining room also links directly to the dining kitchen, creating an easy flow for family life and entertaining. Enjoying a south-east-facing position, the kitchen is appointed with oak-look cabinetry, generous workspace, tiled flooring, and fully integrated appliances, comprising an oven, five-ring gas hob, dishwasher, and fridge freezer. A coordinating adjoining utility room provides external access and houses an under-counter drinks fridge and a washing machine.

FEATURES

- Bright and spacious detached family home
- Reception hall with storage and WC
- Bay-fronted living room
- Sunroom with garden access
- Formal dining room with living room and kitchen access
- Dual-aspect dining kitchen with integrated appliances and adjoining utility room with external access
- Principal suite with fitted wardrobes and four-piece en-suite bathroom
- Four further bedrooms, including a ground-floor room and one with an en-suite shower room
- Three-piece family bathroom
- South-east-facing rear garden with lawn and dining terrace
- Generous private driveway and detached double garage
- Gas central heating and double glazing





The home's five versatile bedrooms include a ground-floor room, ideal for guests or quiet home working. Four further bedrooms are arranged off the naturally lit first-floor landing, complete with storage. The principal suite includes generous fitted wardrobes and an en-suite bathroom with a bath and separate shower cubicle. One further bedroom benefits from an en-suite shower room, whilst a three-piece family bathroom completes this level. All three bath/shower rooms are attractively tiled and benefit from natural light. Gas central heating and double glazing ensure year-round comfort.

Outside, the south-east-facing rear garden is mainly laid to lawn, with a paved dining terrace, mature hedging, and partially fenced boundaries. It offers straightforward upkeep with scope for further planting. The detached double garage and driveway provide excellent private parking. Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.







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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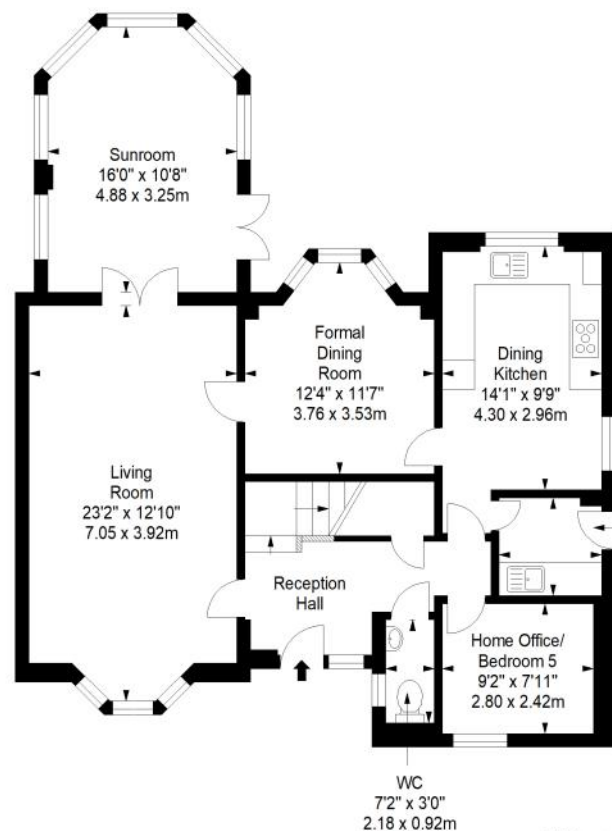
HOUSE SALES

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.

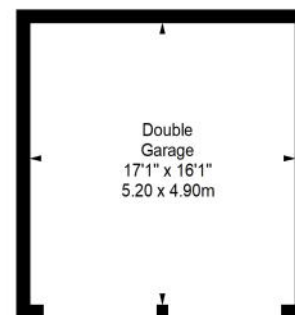
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

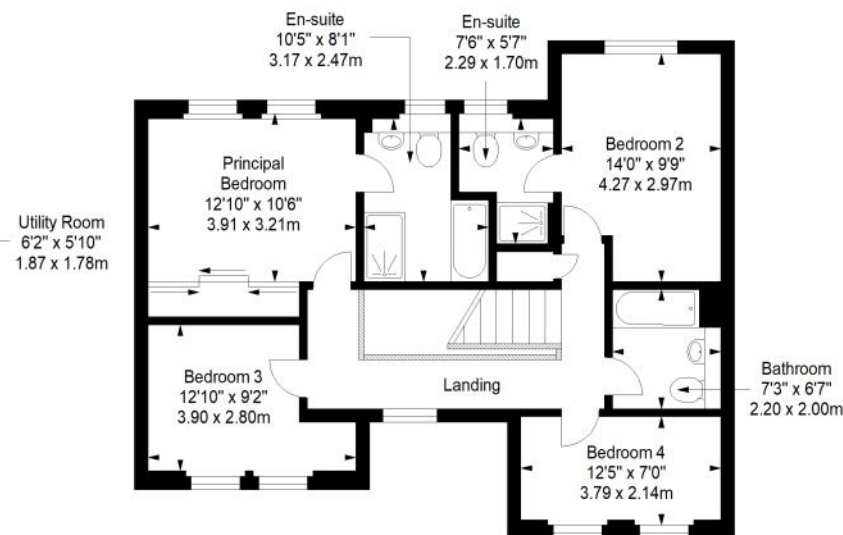
Ground Floor
Approx. 96.5 sq. metres (1038.7 sq. feet)



Garage
Approx. 25.5 sq. metres (274.5 sq. feet)



First Floor
Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 195.1 sq. metres (2100.1 sq. feet)