



19 Wester Kippielaw Park
DALKEITH | EH22 2GE


warners
solicitors & estate agents



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Warners are delighted to present this immaculately presented three-bedroom end-terraced villa, quietly positioned within a modern cul-de-sac development on the south side of Dalkeith. Beautifully upgraded and offered to the market in true walk-in condition, the property combines stylish contemporary interiors with excellent family living space, ideal for professionals, couples and growing families.

The accommodation is entered via a welcoming hallway with a convenient ground floor WC. The bright dual-aspect living room offers an excellent space for relaxing and entertaining, with patio doors opening directly onto the rear garden. The impressive kitchen/dining room has been upgraded with striking dark grey and white contemporary cabinetry, integrated appliances and generous worktop space.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with integrated wardrobe storage and a modern en-suite shower room featuring a waterfall-style shower. A stylish family bathroom with modern three-piece suite completes the accommodation.

Externally, the enclosed rear garden has been designed for low maintenance with artificial lawn and an attractive Indian sandstone patio, ideal for dining and entertaining. Further benefits include gas central heating, double glazing, a partially floored attic and an allocated parking space.

Situated close to Dalkeith's excellent amenities, schooling and transport links, the property is ideally placed for commuting into Edinburgh and beyond. Early viewing is highly recommended.

- Immaculately presented end terraced villa in modern Dalkeith development
- Welcoming entrance hallway with ground floor WC
- Bright dual-aspect living room with patio doors to rear garden
- Contemporary kitchen/dining room with integrated appliances
- Principal double bedroom with integrated wardrobes and en-suite shower
- Two further well-proportioned bedrooms
- Modern family bathroom
- Front, side and rear gardens
- Gas central heating and double glazing
- Allocated parking space
- Partially floored attic

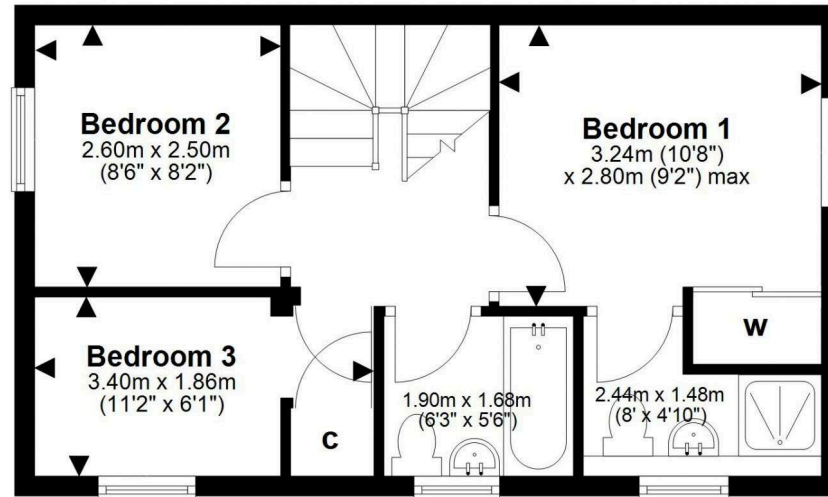
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



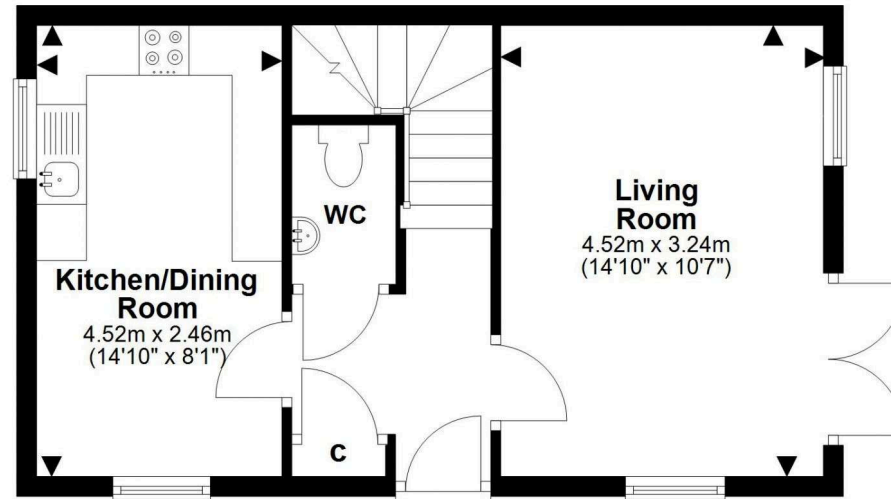
All integrated kitchen appliances will be included in the sale of the property along with all blinds and curtain poles. EPC: C. CT: D. Factoring: Hacking & Paterson Appox. £80 P/Q.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. A superb choice of local shops and amenities can be found in the town centre. Within walking distance of the property is an Aldi store, Sainsbury Local and a couple of fast food outlets. Primary and Secondary schools are also only a short distance away, with the Jewel & Esk College's Midlothian Campus at Eskbank easily accessible. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.

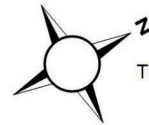




First Floor



Ground Floor



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.