

56c Easter Langside Drive

DALKEITH, MIDLOTHIAN, EH22 2FH



Stylish two-bedroom ground-floor flat in modern Dalkeith development



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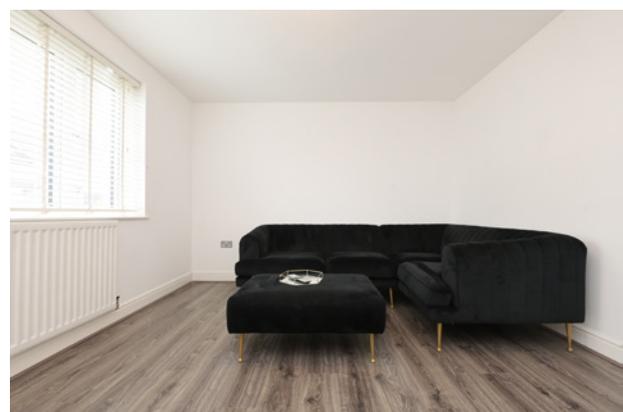


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This attractive two-bedroom ground-floor flat forms part of a modern, well-maintained development in the popular town of Dalkeith, a sought-after suburb of Edinburgh. The property is presented in excellent condition throughout, featuring contemporary décor and a newly renovated bathroom.

THE LIVING ROOM



The accommodation is well laid out and comprises a bright and welcoming living space and a modern fitted kitchen.

THE KITCHEN





There are two well-proportioned bedrooms and a stylish bathroom finished to a high standard. One of the bedrooms benefits from French doors, providing direct access to the beautifully maintained communal garden and creating a wonderful connection between indoor and outdoor living.

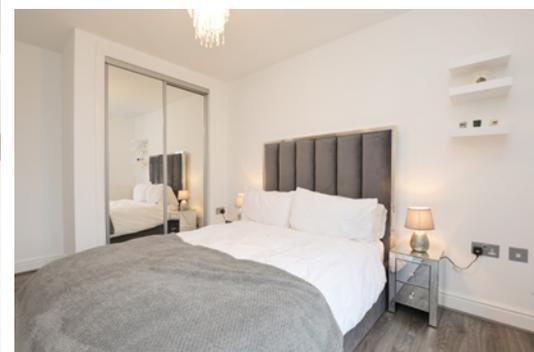
THE SHOWER ROOM



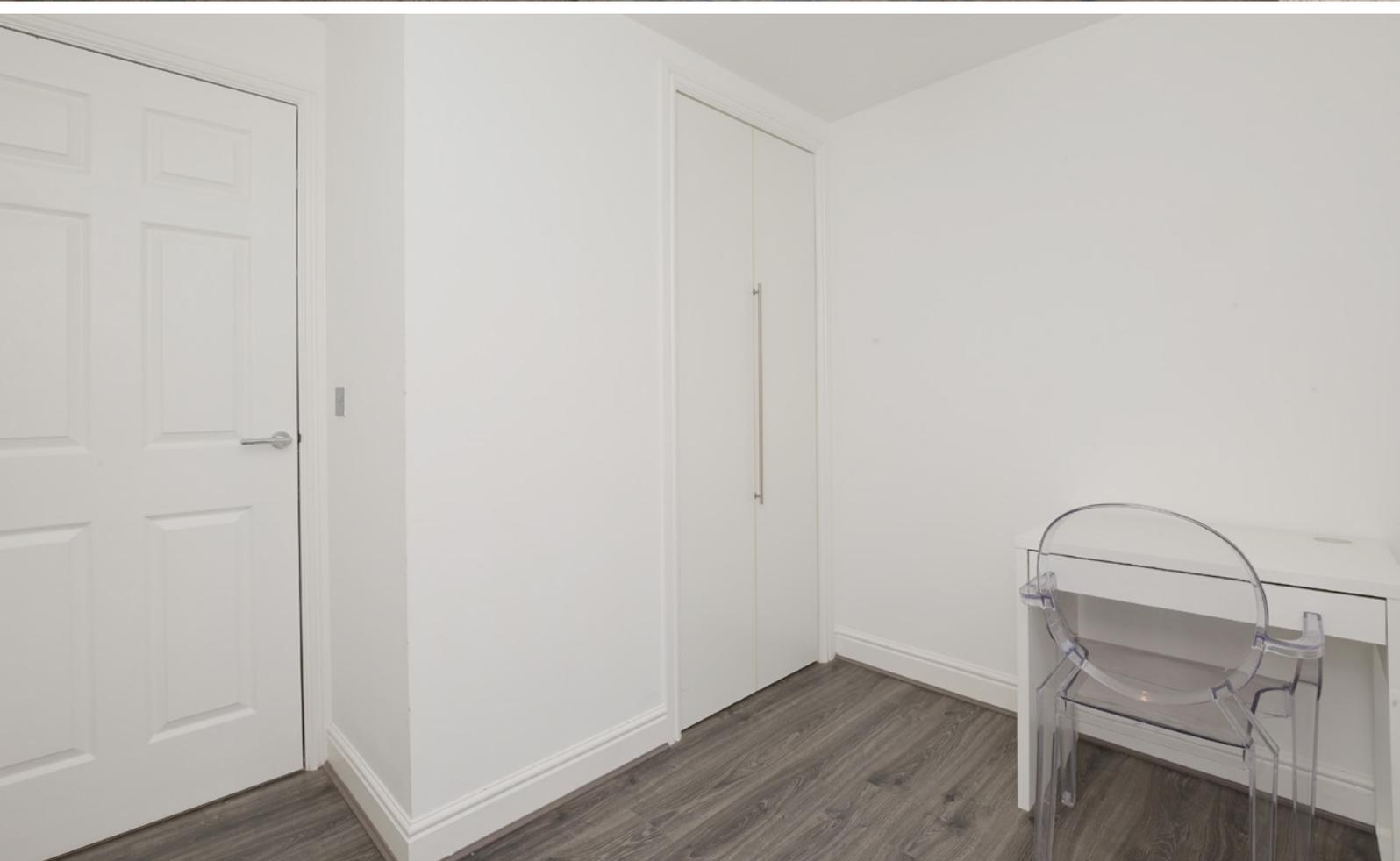
BEDROOM 1



benefits from French doors, providing direct access to the beautifully maintained communal garden



BEDROOM 2



Further benefits include a secure entry system, a well-kept communal stair, and access to a manicured shared garden. Ample non-allocated resident parking is available within the development.

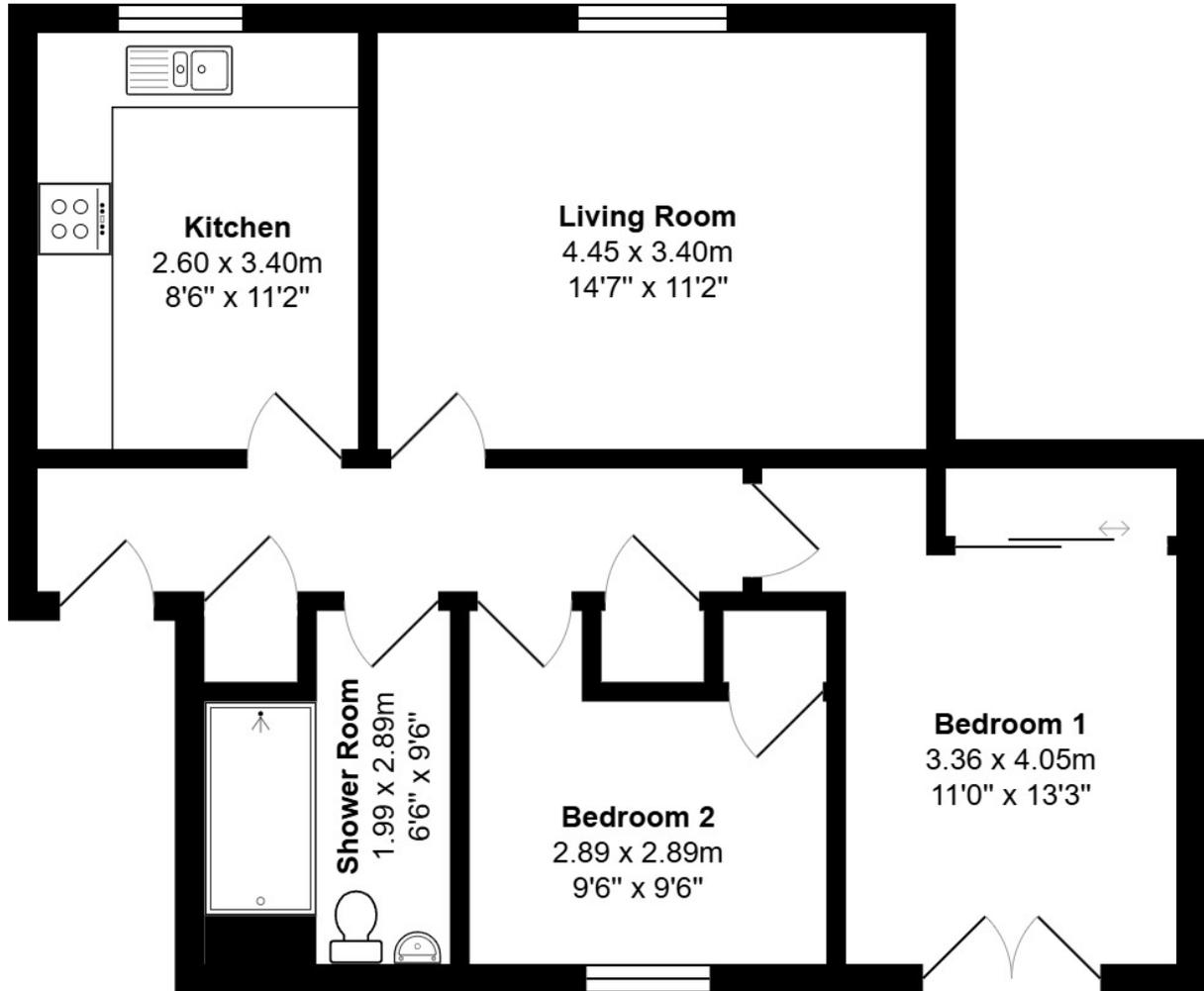
The property is ideally located for commuters, with convenient bus and train links providing easy access to Edinburgh city centre, as well as excellent local amenities nearby.

With its modern finish, private garden access, and superb transport connections, this appealing ground-floor flat represents an excellent opportunity for first-time buyers, downsizers, and investors alike.

EXTERNALS

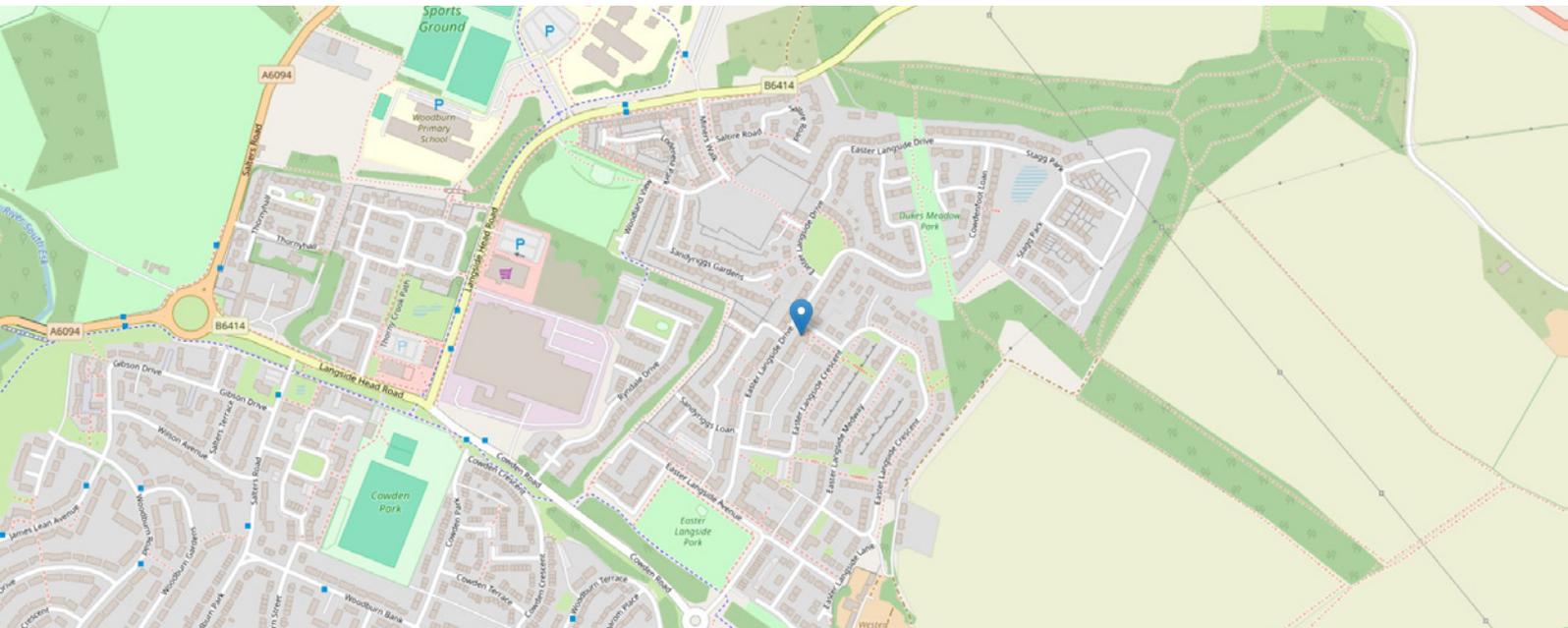


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.





Dalkeith itself is an excellent shopping centre, and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location, and there is also a good choice of banking, building society and post office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the city bypass can be reached in a matter of a few minutes, and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre, and the trip can often take less than twenty minutes except at peak times.



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