KILGOUR

PROPERTY



48 Ryndale Drive, Dalkeith, EH22 2EL













- Living Room
- Separate Kitchen/Diner
- Utility Room
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Garage
- Double Driveway
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

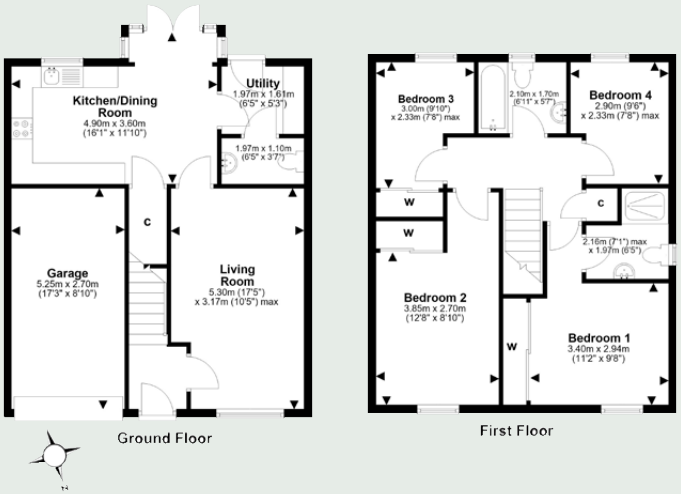
Description

Situated within a popular residential development, this well-presented four-bedroom detached family home offers an appealing combination of comfort and everyday convenience. With a good range of amenities close by, the property is well placed for day-to-day needs and represents an attractive opportunity for buyers seeking a welcoming family home. Outside, private gardens to the front and rear provide space to relax and enjoy the outdoors, while a double driveway and garage offer convenient off-street parking. Combining a popular setting with well-presented accommodation and private outdoor space, this appealing detached home merits viewing to appreciate all it has to offer.

Location

Ideally located in a sought after residential development within the popular Midlothian town of Dalkeith, ideally placed for families and within easy reach of an excellent range of everyday amenities. Schooling is particularly convenient, with Woodburn Primary School, Dalkeith High School and St David's RC High School all located close by, making this an excellent location for families with children of varying ages. Dalkeith itself offers an extensive range of shops, supermarkets, cafés and leisure facilities, while the surrounding area provides plenty of opportunities for outdoor recreation. The beautiful Dalkeith Country Park is also within easy reach and offers extensive woodland walks and open spaces. For commuters, the area is well placed for access to Edinburgh and the wider road network, with regular local bus services and convenient connections to the City Bypass. Eskbank railway station is also within easy reach, providing rail links into Edinburgh and through the Borders. Combining excellent schooling, local amenities and transport connections with easy access to countryside and green spaces, Ryndale Drive is particularly well positioned for modern family life

1 4 2 B EPC BAND E COUNCIL TAX BAND



Living Room	17'5 x 10'5	5.30 x 3.17m
Kitchen/Dining Area	16'1 x 11'10	4.90 x 3.60m
Utility	6'5 x 5'3	1.97 x 1.61m
Bedroom 1	11'2 x 9'8	3.40 x 2.94m
Ensuite	7'1 x 6'5	2.16 x 1.97m
Bedroom 2	12'8 x 8'10	3.85 x 2.70m
Bedroom 3	9'10 x 7'8	3.00 x 2.33m
Bedroom 4	9'6 x 7'8	2.90 x 2.33m
Bathroom	6'11 x 5'7	2.10 x 1.70m

























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