



7 Wester Kippielaw Grove  
DALKEITH | EH22 2GA

  
**warners**  
solicitors & estate agents



## 7 Wester Kippielaw Grove

DALKEITH | EH22 2GA

Set in the heart of a modern development, surrounded by manicured communal grounds and moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor apartment. Boasting an allocated parking space, a communal bike store, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway with two good sized storage cupboards, bright living room which flows through to the contemporary kitchen with attractive units and currently comprises a dishwasher, gas hob, oven and fan, washing machine, fridge/freezer and the boiler cupboards. There are two well-proportioned bedrooms, the master benefitting from built in wardrobes and an en-suite shower room and completing the accommodation is the bathroom with shower over the bath.

- Modern top floor apartment
- Allocated parking space
- Communal bike store
- Manicured communal grounds
- Welcoming hallway and bright living room
- Contemporary fitted kitchen
- Two double bedrooms
- Two bathrooms

Energy rating C, Council tax band B, Factor is covered by Hacking and Paterson and costs around £220 per quarter, this covers communal stair cleaning, electricity, common ground maintenance, gritting in winter and building insurance.

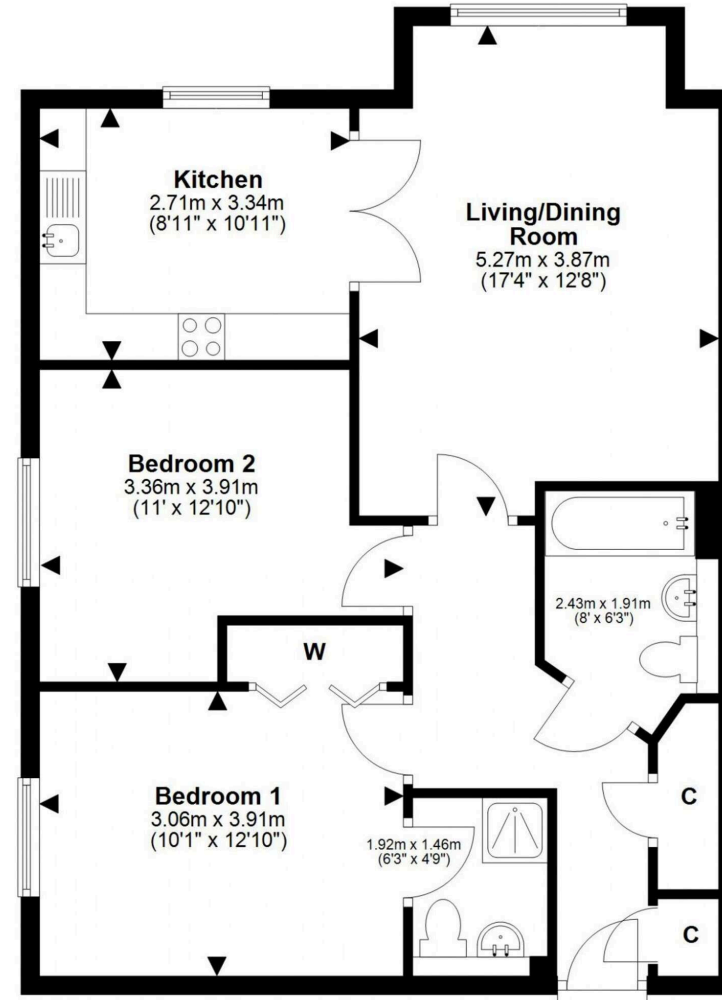
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Sainsbury's and Aldi stores are located within a mile of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank.

Extras included in this sale will be curtains, blinds, integrated fridge/freezer, integrated dishwasher and integrated washing machine double bed, mattress and 2 bedside cabinets from bedroom 2, and hallway radiator cover can also be available in the sale.





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.