



Dalkeith

97 Easter Langside Crescent
EH22 2FN



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EPC Rating

Detached house

Offers over £339,000

- Entrance hall
- Livingroom/open plan kitchen
- Snug
- 4 bedrooms (1 en-suite)
- Utilityroom
- Downstairs W.C/cloakroom
- Family bathroom

- Great family accommodation
- Driveway
- Gas central heating
- Double glazing
- Enclosed rear garden with summerhouse
- Loft/storage

Viewing - by appointment please call
Solicitors (0131) 554 6321





Viewing is highly recommended of this spacious family home within a quiet development in the popular Dalkeith area to the South of Edinburgh. Dalkeith is a sought-after town with a range of excellent amenities including shops, bars, restaurants and many leisure facilities as well as being a short distance from both Straiton and Fort Kinnaird retail parks. The city bypass is close by for easy access towards Edinburgh Airport. There is also a train station at nearby Eskbank which is a short drive. On the edge of Dalkeith is the picturesque Dalkeith country park with its woodland walks, country shop and restaurant. There is also good local schooling available from primary to secondary level.

The property opens to a welcoming hallway with stairs to the upper level and gives access to much of the accommodation. To the front of the house is a cosy snug which benefits from a deep built in storage cupboard. To the rear is an open plan living room kitchen features French doors to the rear garden. The kitchen area offers a range of modern wall and base units along with several integrated appliances including an oven, gas hob, cooker hood, undercounter fridge, freezer, and a dishwasher. A utility room is off the hallway which offers handy storage space and houses the washing machine. A double bedroom is situated to the front featuring twin windows. Completing the downstairs accommodation is a convenient W/C cloakroom with a wash hand basin.

Upstairs the hallway has a built-in storage cupboard, and a hatch to the attic. The master bedroom is situated to the front of the house and enjoys a built-in double wardrobe and an ensuite off. The ensuite has tiled floor, WC, wash hand basin, and a mains powered shower unit. Two additional bedrooms can be found to the rear of the house. Completing the accommodation is a modern family bathroom which has a partially tiled walls, WC with concealed cistern, wash hand basin within a vanity unit, and a bath with overhead shower attachment.

The house enjoys a large private and fully enclosed rear garden with a lawn area, patio, and a decked area ideal for alfresco dining, and a summer house.

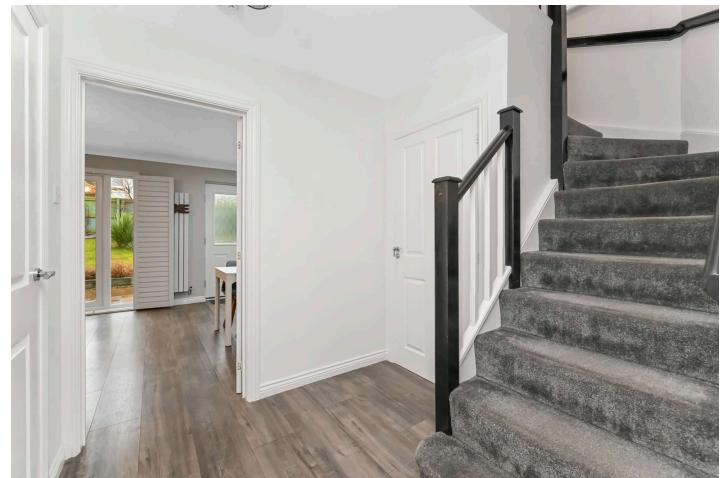
Additional benefits include a front garden, private driveway, attic, gas central heating and double glazing.

EXTRAS

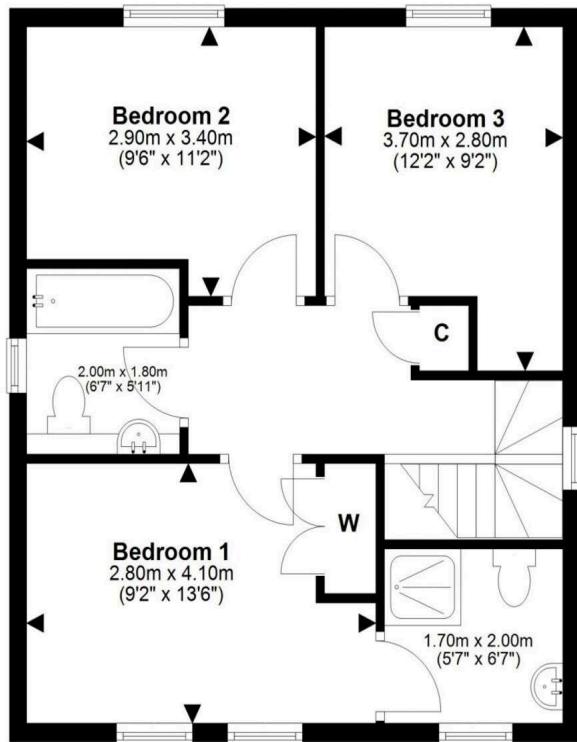
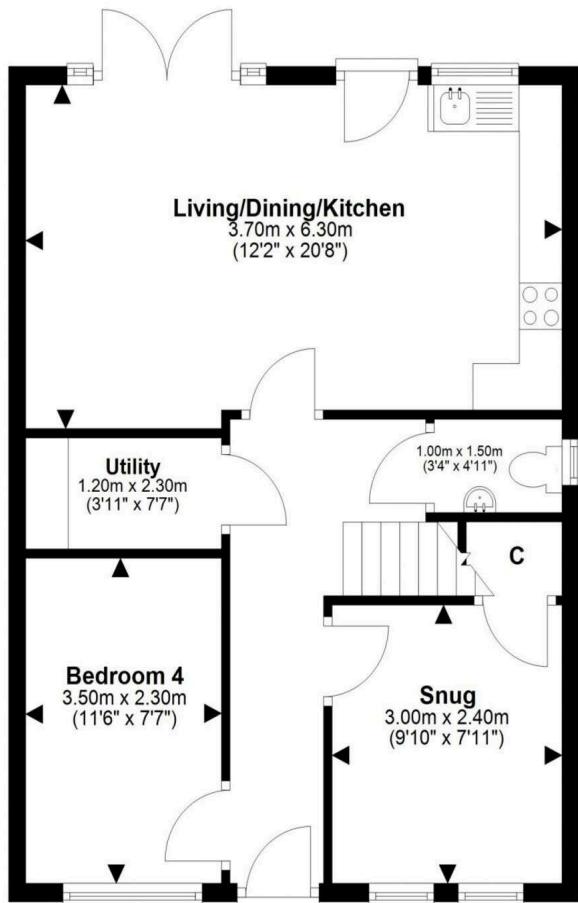
To include all white goods (excluding tumble dryer), light fittings, window blinds, carpets, and summer house. No warranties to be given.

OFFERS

Offers Over £339,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







First 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.
Plan produced using PlanUp.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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