



Offers Over

£175,000

56D Easter Langside Drive

Dalkeith | Midlothian | EH22 2FH

A fantastic opportunity has arisen to purchase this impressive, larger than average, 1st floor corner flat with allocated parking space, forming part of an established and sought after modern development close to excellent amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – B
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this beautifully presented home shall undoubtedly appeal to the first-time buyer/couple or investors and merits internal viewing to be fully appreciated. Enjoying an abundance of natural light and offering a high specification throughout, the accommodation comprises; welcoming entrance hallway with good storage provisions. The real hub of this fine home is the 25ft reception/dining room opening to the fully integrated stylish kitchen, boasting four windows providing a double aspect and an abundance of natural light. The principal bedroom benefits from built-in wardrobes and an en-suite shower room with wash hand basin and WC set within vanity unit with shower cubicle housing the mains shower. Double bedroom 2 again features built-in wardrobes and the contemporary, extensively tiled bathroom comprises of a white three piece suite with vanity unit and electric shower over the bath. Further benefits include gas central heating with combi boiler, double glazing, secure entryphone system and quality features including engineered hard wood flooring and chrome light switches and sockets throughout.



Extras

The fitted floor coverings, some light fittings and blinds in the reception room will be included in the sale together with the built-in hob/oven/hood and integrated appliances (fridge freezer, dishwasher, and washer/dryer).

Gardens and parking

The property benefits from well kept communal garden grounds, bin stores, roofed bike shed with built-in racks together with an allocated parking space with further visitors parking available within the development.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £100 per month is payable for the upkeep of the communal gardens, stair cleaning including windows, communal stair electricity and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





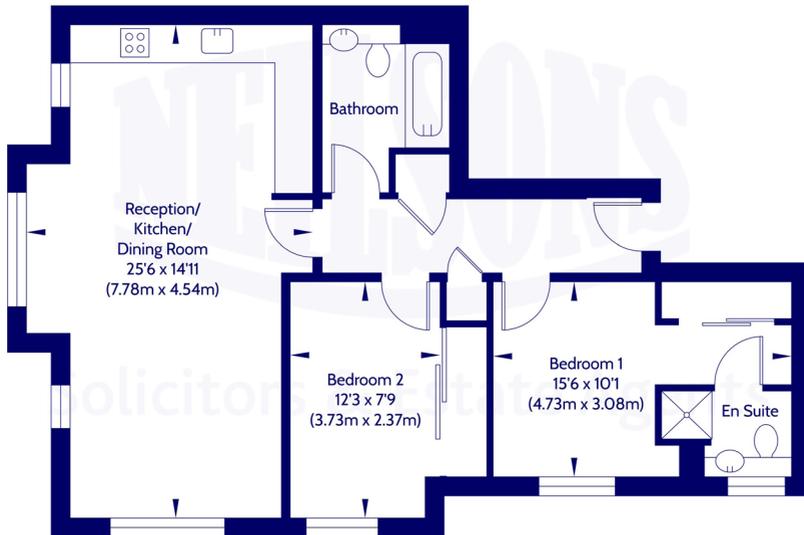
Location

Easter Langside Drive forms part of a modern development within the popular Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving everyday needs including a Sainsbury's local. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.



Approx. Gross Internal Floor Area 69 Sq M / 743 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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