



Offers Over

£185,000

10 Kippielaw Road

Dalkeith | Midlothian | EH22 4HU

This impressive, beautifully presented terraced villa with private gardens and separate single lock-up garage, is quietly positioned within a mature, sought-after residential estate on the outskirts of Dalkeith, conveniently located for access to super transport links and is only a short walk from local shopping and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Single garage
-  EPC Rating – D
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the first-time buyer/couple or small families and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the accommodation comprises; entrance vestibule, delightful front-facing lounge with open plan staircase leading to the upper floor with door providing access to the large dining kitchen with rear aspect and door to garden. The kitchen itself is of very good proportions and has adequate space for dining table and chairs. Fitted with ample wall and base units with built-in gas hob and separate built-in electric oven, integrated fridge freezer and dishwasher. The two double bedrooms are located on the upper level, with the large of the two rooms benefiting from deep built-in wardrobes. Lastly the modern, partially tiled bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include an extensively floored attic, a gas central heating system and double glazed window units.



Extras

All the fitted floor coverings, light fittings (except lounge) and blinds shall be included in the sale together with the built-in gas hob, electric oven, integrated dishwasher and fridge freezer.

Gardens, parking & garage

There are private gardens to the front and rear of the property, with the rear garden benefiting from a sunny west-facing aspect and enjoying a high degree of privacy. The property further benefits from a single lock-up garage with pitched roof, providing excellent storage potential. Ample unrestricted parking is available within the estate.

Viewing

By appointment with Neilsons on 0131 625 2222.





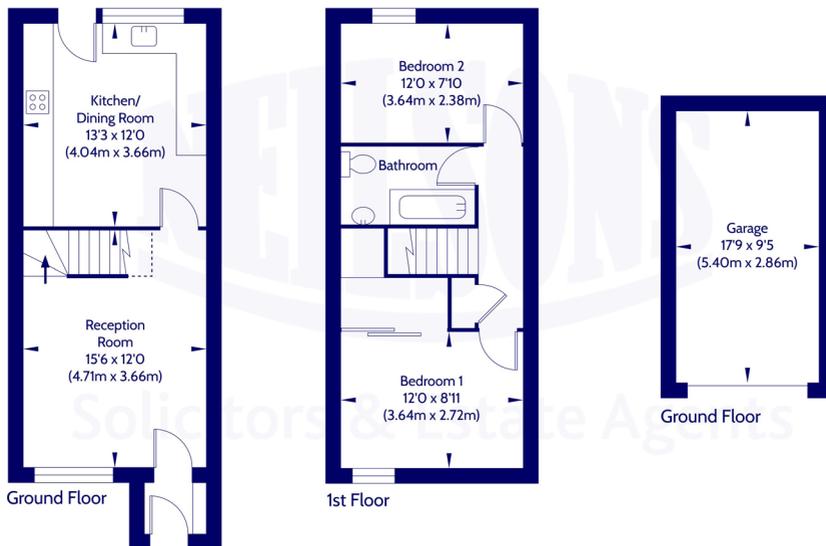
Location

Kippielaw Road is located off Easthouses Road, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. 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 with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.





Approx. Gross Internal Floor Area 66 Sq M / 712 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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