



64 Kippielaw Road  
Dalkeith, EH22 4HZ

**deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED HOUSE

- Living Room/ Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Shower Room
- Driveway & Garage
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – C



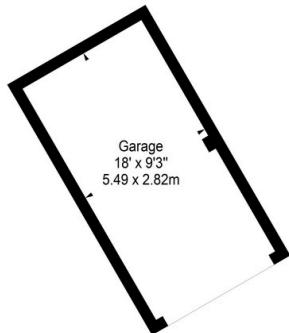
This well-presented semi-detached home is located in the popular Midlothian town of Dalkeith, close to an excellent range of local amenities, including shops and schools. Eskbank train station and the city bypass are conveniently nearby, offering swift access to the city and surrounding areas. The accommodation comprises; a welcoming entrance, spacious living room, separate modernised fitted kitchen, conservatory, two good-sized double bedrooms and a shower room. Externally, there are well-maintained private gardens to the front and rear of the property with the driveway and garage that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, cooker, oven, hob and light shades.



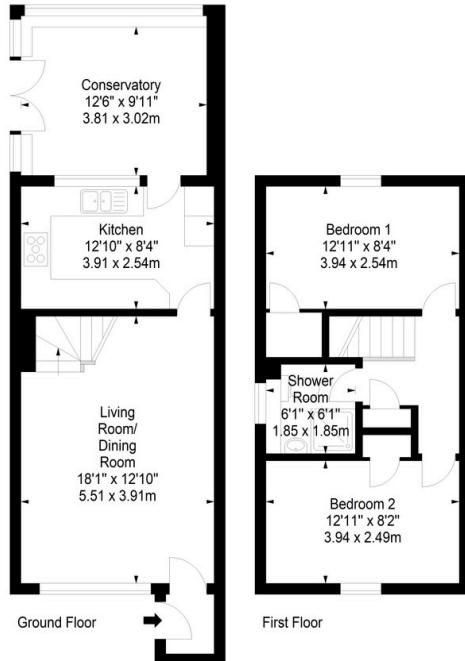
Kippielaw Road,  
Easthouses,  
Dalkeith,  
Midlothian, EH22 4HZ



Approx. Gross Internal Area  
841 Sq Ft - 78.13 Sq M  
Garage  
Approx. Gross Internal Area  
167 Sq Ft - 15.51 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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