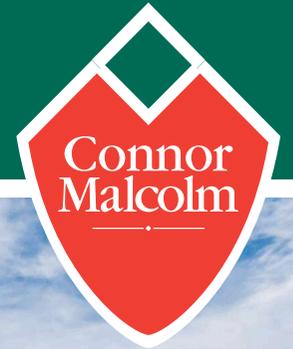


33 Easter Langside Medway, Dalkeith, EH22 2FJ



Description

Impressive 4 bed detached home commanding an enviable setting within a sought after development. This perfectly-proportioned home is a natural choice for a growing family, offering generous and stylishly presented living space which comes with the added attraction of an enclosed rear garden - perfect for outside entertaining.

- Reception hallway
- Living room with patio doors to rear
- Superbly appointed kitchen/dining/family room falling naturally into three defined areas
- Family/play room/office
- Generous master bedroom with fitted wardrobes by Sharps and en-suite
- Three further double bedrooms
- Principal bathroom consisting of a white suite
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway with EV charge point

Extras

All floor coverings, blinds, curtains, integrated dishwasher and washing machine, two wardrobes in pink & blue bedrooms and the bike shed at the back door are included in the sale.

EPC Rating: C



Location

With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas - a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

Price and Viewing

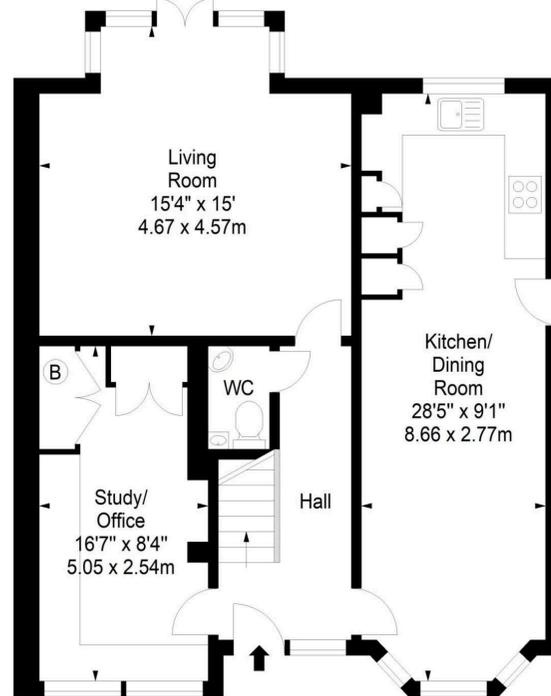
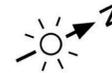
For price and viewing information or further details on this property please contact us on 0131 557 3188.



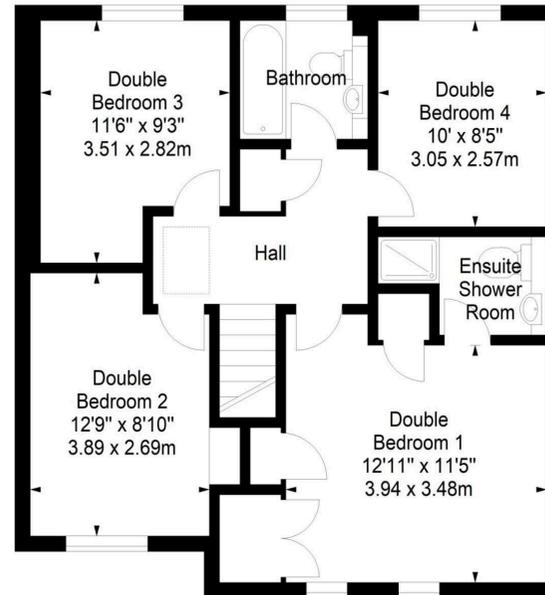
Easter Langside Medway,
Dalkeith,
Midlothian, EH22 2FJ



Approx. Gross Internal Area
1371 Sq Ft - 127.37 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

