



7 Barley Bree Lane, Easthouses, Midlothian, EH22 4UD

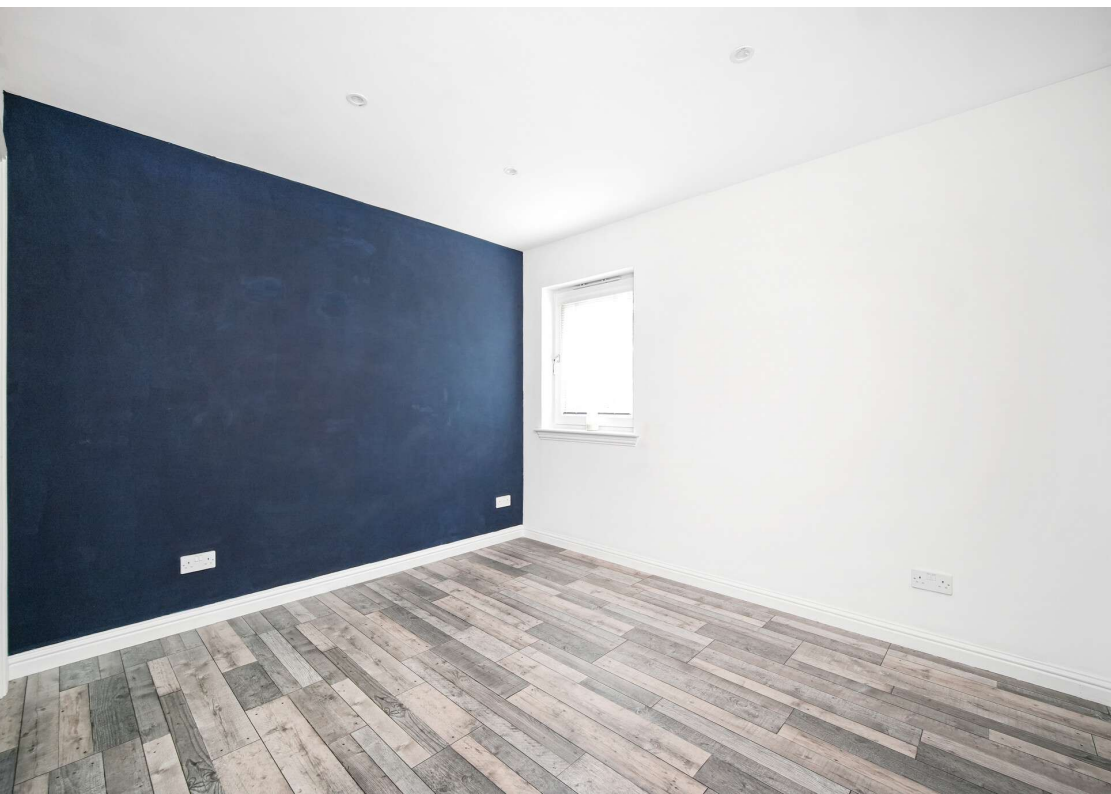


## Welcome

Welcome to 7 Barley Bree Lane - an impressive, bright, and spacious four-bedroom detached executive villa with an integral double garage, set within an exclusive cul-de-sac development in the popular Easthouses area of Dalkeith. Occupying a prime position and benefiting from the largest landscaped garden plot in the development, this outstanding home offers a rare opportunity for buyers seeking space, privacy, and exceptional presentation. Owned by the same family since new, the property has been meticulously maintained and thoughtfully upgraded throughout its lifetime. It features double glazing, gas central heating, and beautifully landscaped private gardens extending to the front, side, and rear. A generous Monoblock driveway provides excellent off-street parking and leads to the integral double garage. Internally, the home offers superb proportions and a layout ideal for modern family living and entertaining. Externally, the expansive garden grounds create a standout feature - a private, versatile outdoor environment seldom available in similar developments. Perfectly placed for local amenities, the property also offers excellent commuter convenience with easy access to Edinburgh, the City Bypass, and the Scottish Motorway Network.

- Entrance hallway with storage and stairs to the upper level
- Ground floor WC
- Bright and spacious living and dining room with multi aspect windows
- Fitted dining kitchen with a range of wall and base units, and integrated appliances including, five ring gas hob, double oven, extractor, integrated dishwasher, and integrated fridge freezer, dining area with French doors to the rear garden
- Utility room with base unit, sink, washing machine, and garden access
- Upper hallway with front facing windows, and store cupboard
- Main bedroom with two built-in wardrobes with luxury en-suite shower room
- Double bedroom with dual aspect windows and built-in his and hers wardrobes
- Double bedroom with multi-aspect windows and built-in his and hers wardrobes
- Double bedroom with rear facing window and built-in his and hers wardrobes
- Stunning family bathroom comprising a P-shape shower bath with raindrop shower over and shower screen, sink with vanity unit, wc, and heated towel radiator
- Gas central heating and double glazing
- Monoblock driveway and double integral garage with light, power, and door to the rear
- Private garden grounds to the front, side, and rear, with multiple outside areas which are ideal for outside entertaining







## Easthouses

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.





# Get in touch

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