



4 Waterfall Walk, Dalkeith, EH22 2LE



Welcome

Welcome to 4 Waterfall Walk, Dalkeith - an exceptional opportunity to acquire a bright and generously proportioned three-bedroom terraced residence, perfectly suited for families and first-time buyers alike. This property offers superb family accommodation arranged over two levels, situated within a popular residential area of Dalkeith, Midlothian. Quietly positioned and conveniently located, the property benefits from excellent access to transport links and is within walking distance of local shops and schools. Ideal for a range of purchasers, the home boasts well-maintained gardens together with ample on-street parking. Presented in immaculate condition throughout, early viewing is highly recommended.

- Excellent location in an established, popular residential area
- Lovely well cared for family home
- Quietly situated with an open outlook
- Entrance hallway with stairs to the upper level
- Spacious living room with front facing window, fire, and surround
- Lovely, newly fitted dining kitchen with access to the rear garden, a range of base and wall units, gas hob, glass splashback, extractor, oven, washing machine, and fridge freezer, with a large under stair store cupboard
- Upper hallway with over stair store, and loft ladder access to a floored loft with light
- Bedroom with rear facing window and built-in storage
- Bedroom with built-in wardrobe and front facing window
- Bedroom with front facing window
- Lovely family shower/wet room with electric shower, wc and sink
- Gas central heating and double glazing - shutters to all windows except the bathroom
- Private garden grounds to the front and rear
- Ample on-street parking





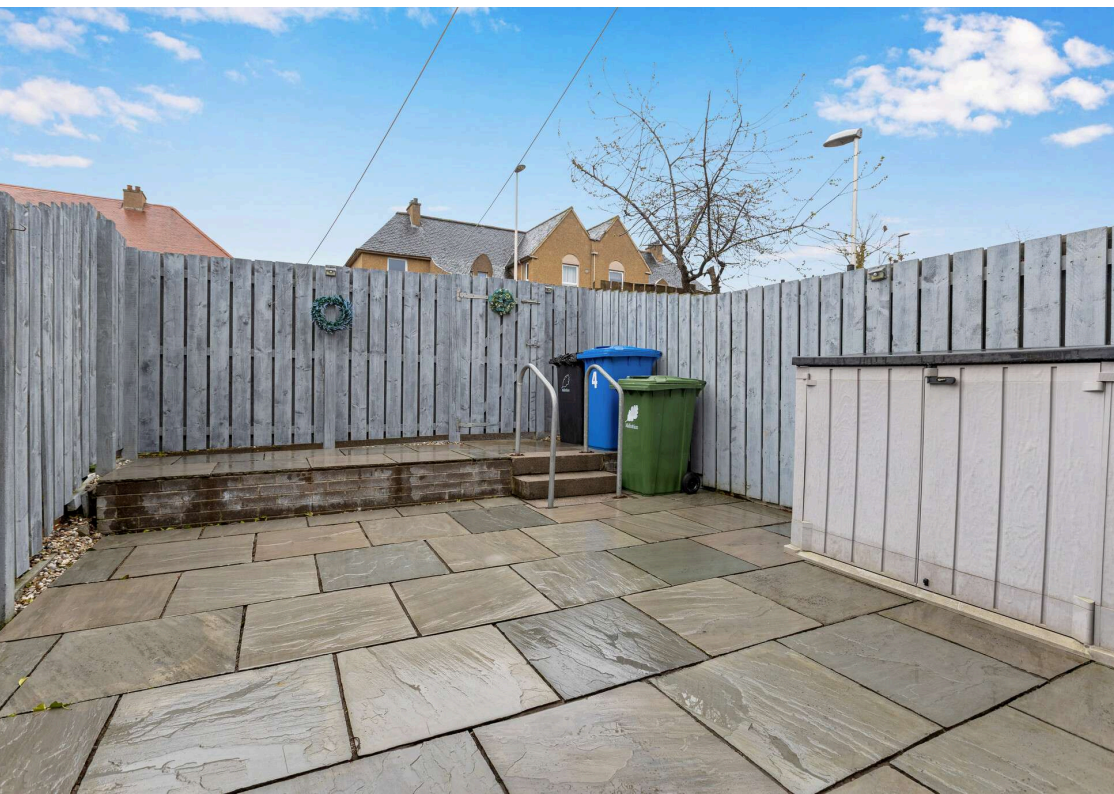


Dalkeith

Dalkeith, located in the heart of Midlothian, is a vibrant town offering a blend of historic charm and modern amenities. Residents enjoy easy access to local shops, cafes, and leisure facilities, as well as excellent transport links to Edinburgh and surrounding areas. The town is renowned for its picturesque parks, including the beautiful Dalkeith Country Park, making it an ideal setting for families and professionals alike. With good schools and a welcoming community spirit, Dalkeith provides a wonderful balance of convenience and tranquillity for those seeking a comfortable lifestyle in Midlothian.

Extras

Included in the sale are: Floor coverings, light fittings, shutters where fitted, all integrated appliances, remaining appliances and white goods. No warranty applies to any appliances or other movable items included in the sale. Other items may also be available by negotiation.



Get in touch

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 0131 240 3818

Property Hub:

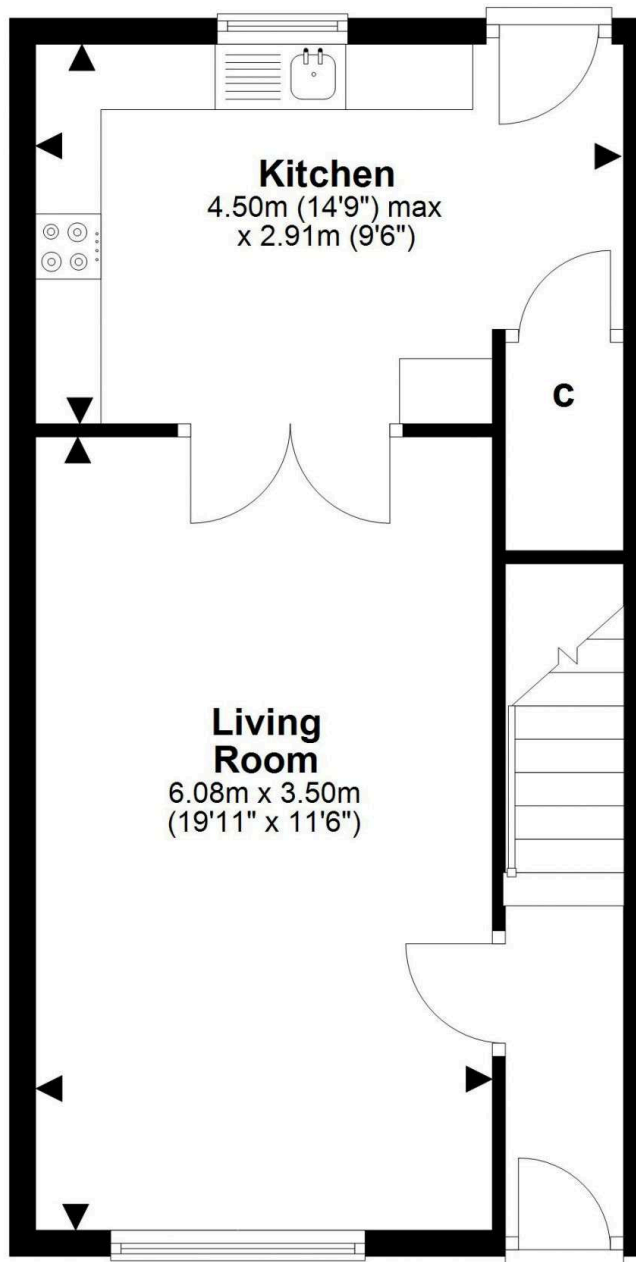
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

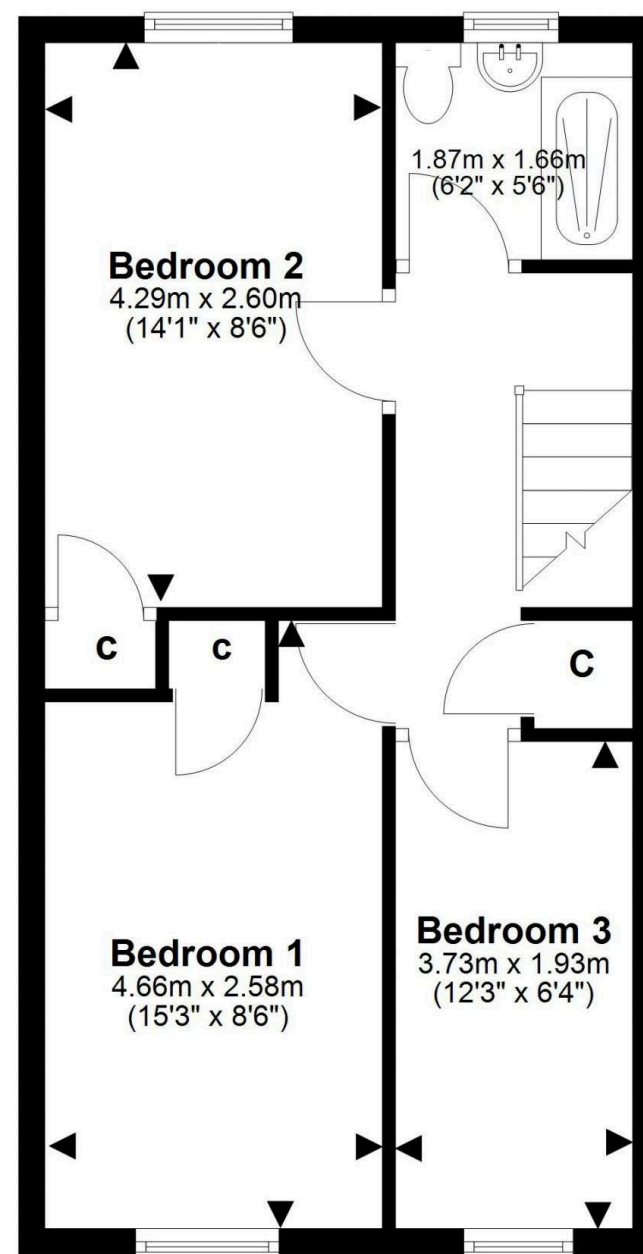
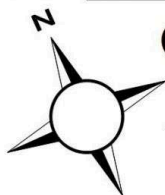
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.