



23 Lauder Road
DALKEITH | EH22 2JY


warners
solicitors & estate agents



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Warners are delighted to present to the market this detached three-bedroom bungalow, which has been recently fully renovated and is offered in excellent move-in condition. Ideally suited to a range of buyers, this attractive home combines generous accommodation with a practical single-level layout and well-maintained gardens to the front and rear. The property occupies a pleasant position in Dalkeith and benefits from on-street parking. Early viewing is highly recommended to fully appreciate the quality and spaciousness of this beautifully upgraded home.

The accommodation comprises a welcoming entrance hallway with useful storage, a bright and generously proportioned living room featuring a charming bay window, and a superb open-plan kitchen/dining area fitted with a range of contemporary wall and base units. There are three well-proportioned bedrooms, including an excellent principal bedroom with Edinburgh press, together with a stylish, recently refurbished bathroom with a modern three-piece suite. The property further benefits from gas central heating and double glazing.

Externally, the home enjoys attractive front and rear gardens, both predominantly laid to lawn and surrounded by established shrubbery, providing pleasant outdoor space for relaxing or entertaining. On-street parking is available nearby. With its recent comprehensive renovation, generous room sizes and desirable detached bungalow layout, this is a particularly appealing home in a convenient Dalkeith location.

- Recently fully renovated detached bungalow
- Spacious three-bedroom accommodation
- Bright living room with bay window
- Contemporary kitchen/dining area
- Front and rear lawned gardens with attractive shrubbery
- On-street parking and move-in condition.

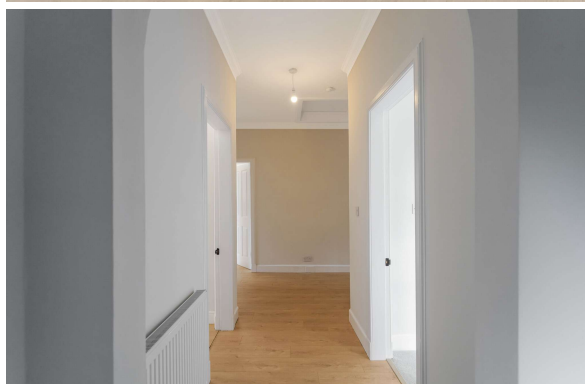
Energy Rating D. Council Tax F.

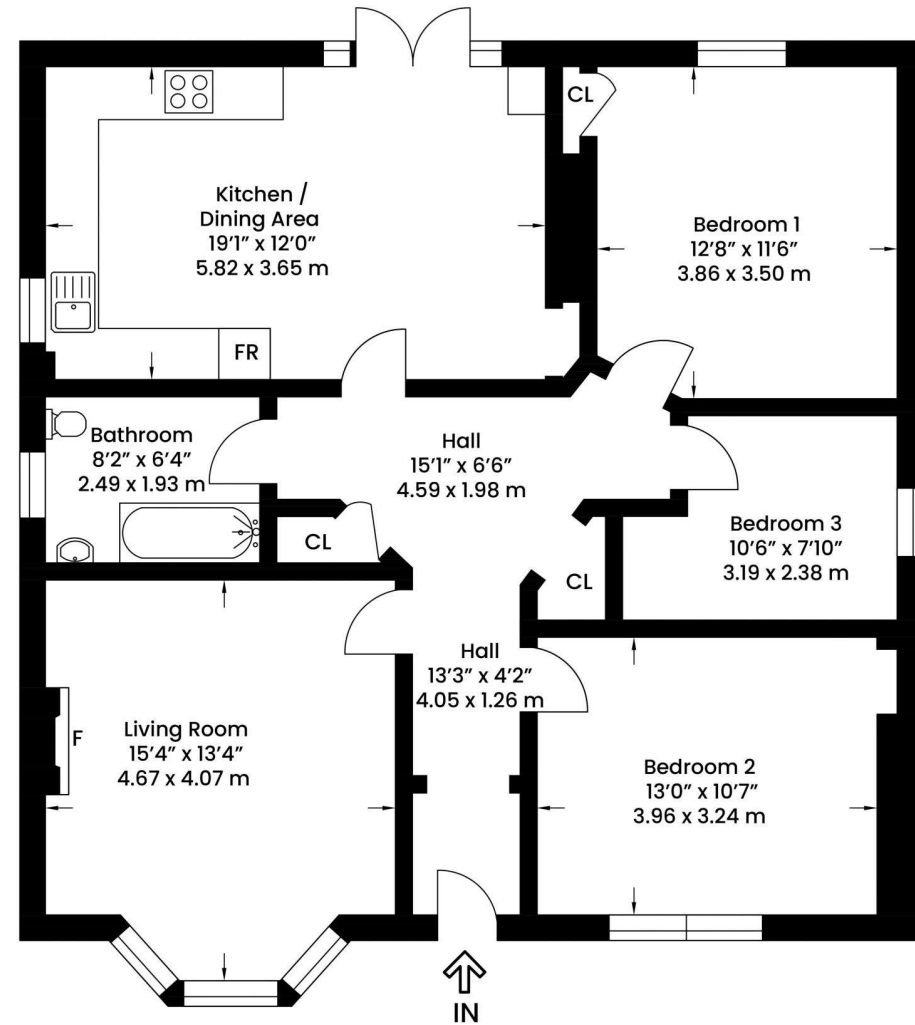
All fittings, fixtures, integrated kitchen appliances will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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