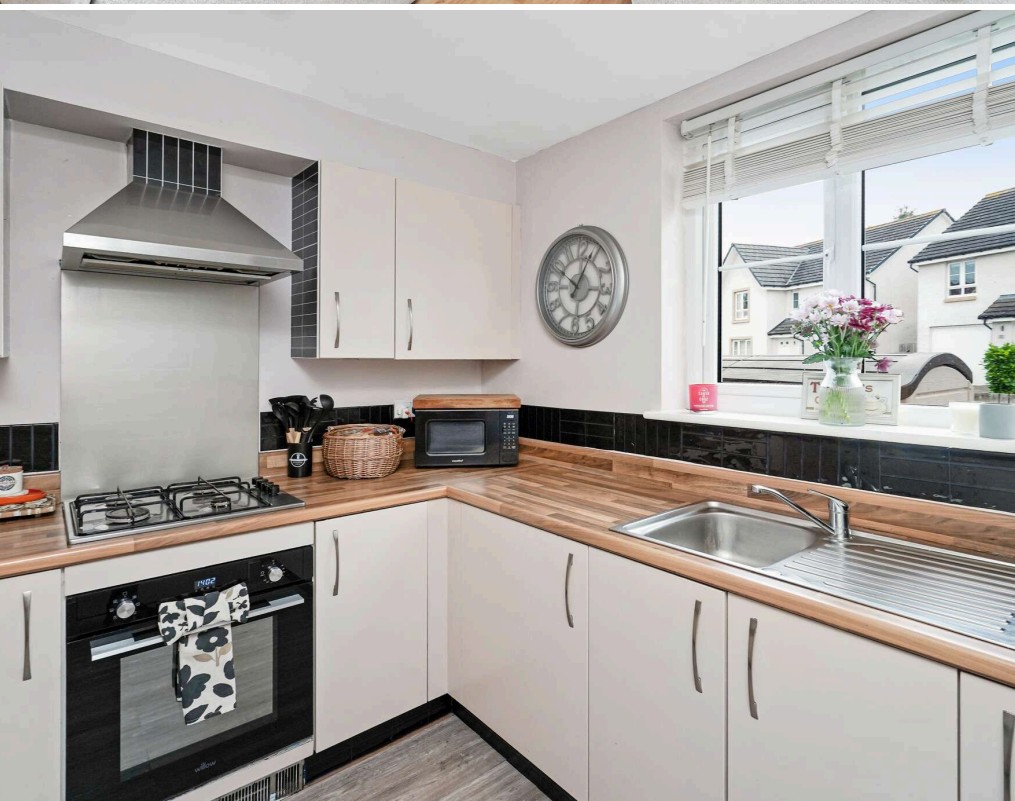




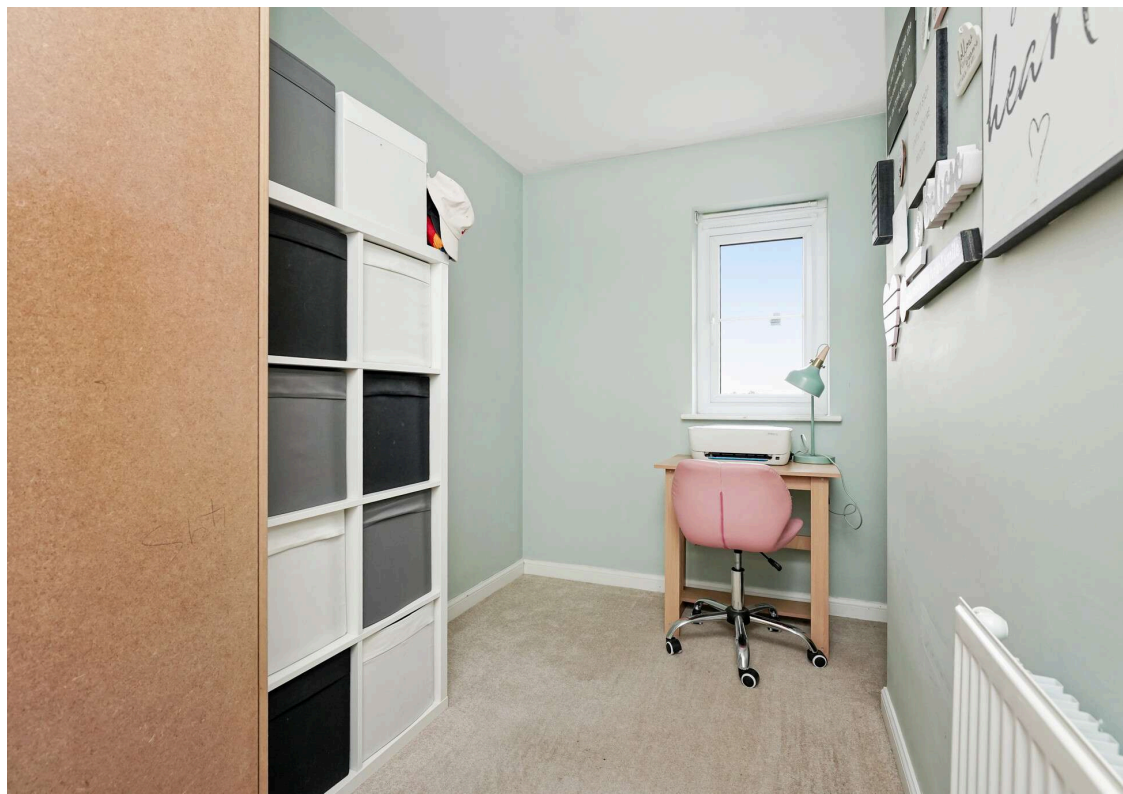


Welcome

Welcome to 58 Ryndale Drive - a rarely available three-bedroom terraced house providing modern and spacious family living accommodation. The property is set in a much sought-after small modern residential estate built by Barratt circa 2016 on the outskirts of Dalkeith, Midlothian. Conveniently located, this property is ideally placed to take advantage of all transport links and is only a short walk from local shopping and schooling. Ideal for professional couples, and families alike, this property occupies a prime location within the estate and has garden grounds to the front and rear which are ideal for outside entertaining, including a purpose-built bar/office in the rear garden. The property benefits from double glazing, gas central heating, private residents parking with additional visitors parking throughout the estate.



- Superb location in a small sought after modern residential estate
- Entrance hallway with under stair storage and purpose-built pantry style store
- Spacious living and dining room with French doors to the rear
- Modern fitted kitchen with a range of base and wall units, new gas hob, new oven, glass splashback, extractor, and white goods
- Ground floor WC with utility cupboard plumbed for a washing machine
- Upper hallway with loft access
- Family bathroom with three-piece white suite with shower over the bath, shower screen and towel radiator
- Main bedroom with front facing window and walk-in wardrobe
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window and built-in wardrobes
- Gas central heating and double glazing
- Private residents parking and additional visitor parking
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Purpose built bar/office, floored and lined with light and power





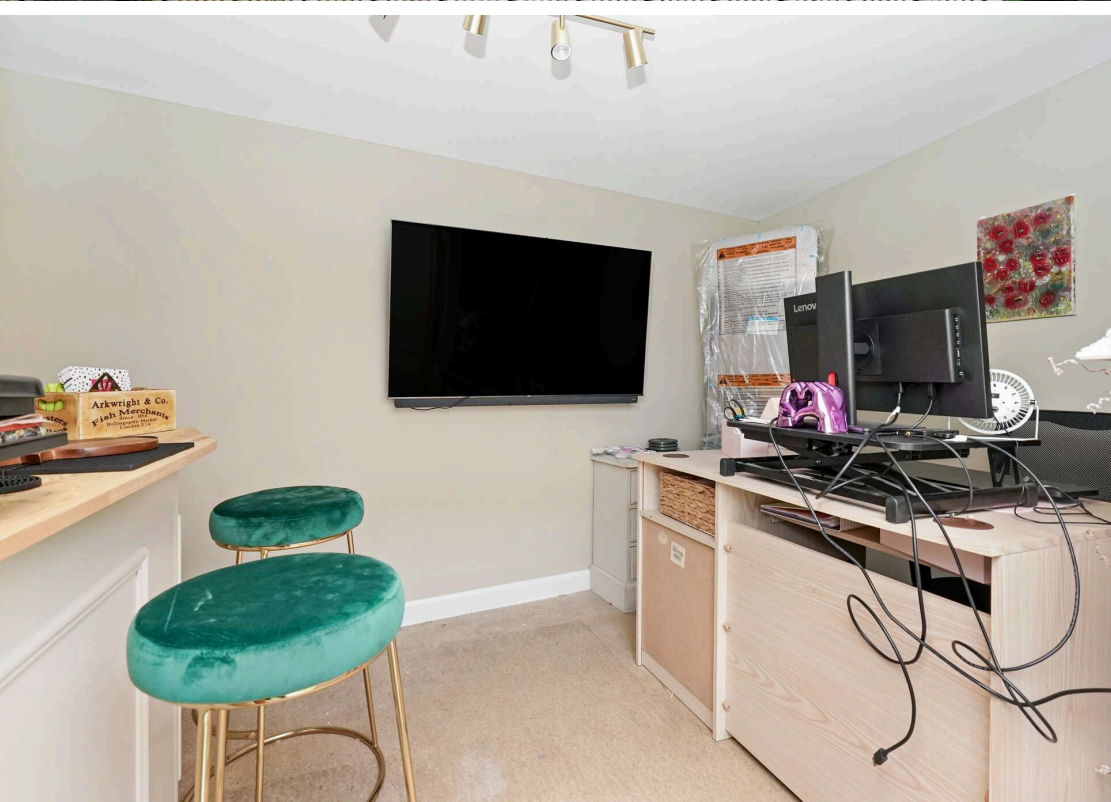
Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

Extras

The oven and hob, curtains, blinds and fitted floor coverings. Other items may be available subject to offer and negotiation.





Get in touch

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25-27 High Street, Dalkeith
EH22 1JB

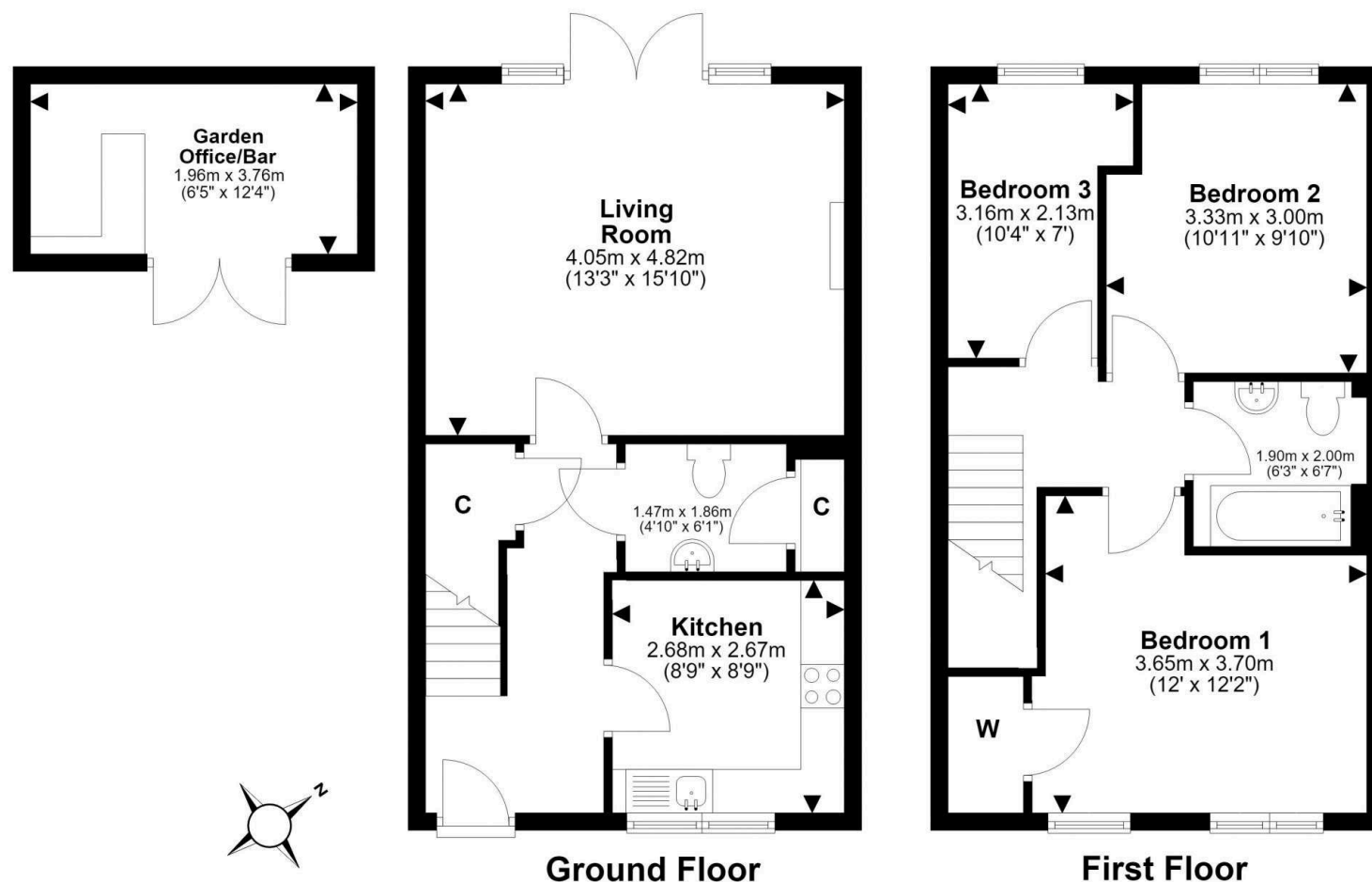
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.