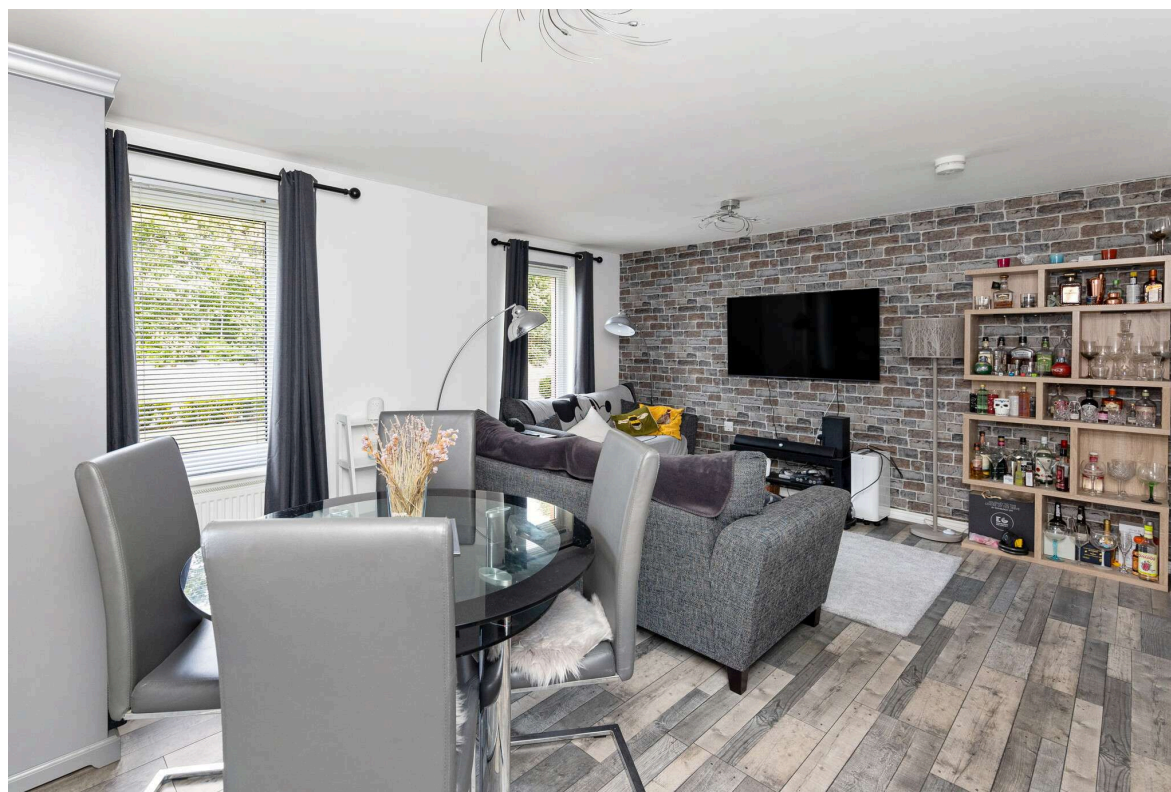




97 Wester Kippilaw Drive  
DALKEITH | EH22 2GR



## 97 Wester Kippielaw Drive

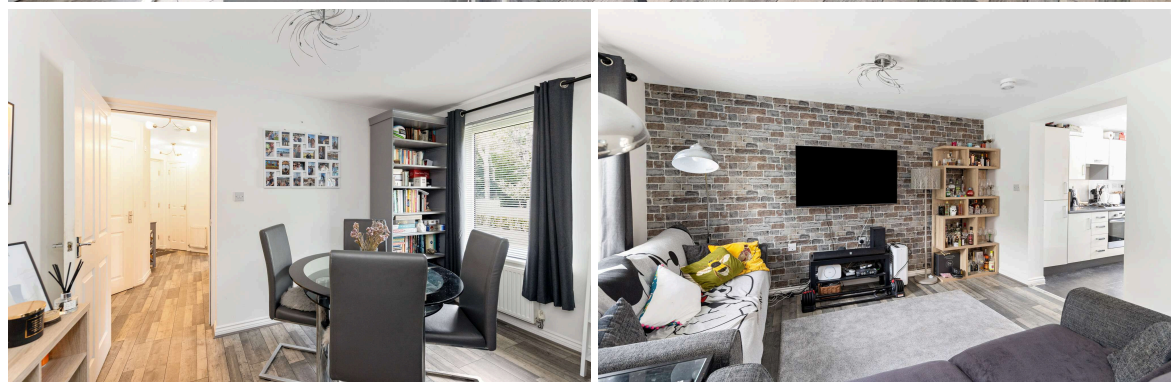
DALKEITH | EH22 2GR

Warners are delighted to present this immaculate and generously proportioned ground floor apartment, quietly positioned within a highly desirable modern development in the ever-popular Midlothian town of Dalkeith. Offering light, spacious interiors and an excellent layout, the property is ideally suited to first-time buyers, young professionals, or those seeking an easy-to-maintain home in a convenient location.

The accommodation has been thoughtfully designed to maximise space and natural light. A welcoming hallway provides access to all rooms, leading into a bright and versatile reception area which comfortably accommodates both lounge and dining furniture. The room is enhanced by twin windows to the front, creating a wonderfully airy atmosphere that's perfect for both relaxing and entertaining. Set to the rear, the contemporary fitted kitchen comes complete with a range of wall and base units, generous worktop space, and integrated appliances. From here, a pleasant garden aspect adds to the appeal, while a full-height storage cupboard offers practical additional space. The principal double bedroom is well proportioned and benefits from built-in wardrobes together with a modern en-suite shower room, providing a touch of everyday luxury. A second double bedroom also enjoys an abundance of natural light thanks to dual aspect windows and offers flexibility for use as a guest room, home office, or study. Completing the accommodation is a family bathroom fitted with a stylish three-piece suite, including shower over the bath. Externally, the property is set within attractively maintained communal grounds, providing a pleasant setting to enjoy. An allocated parking space lies to the side of the building, ensuring convenience for residents, with further visitors parking available. With its spacious interiors, modern finish, and sought-after location, this outstanding apartment represents a fantastic opportunity for a range of buyers, early viewing is highly recommended.

- Welcoming hallway with storage cupboard
- Bright and spacious lounge/dining room with twin windows to the front
- Modern fitted kitchen with integrated appliances and storage cupboard
- Principal double bedroom with built-in wardrobes and en-suite shower
- Second double bedroom with dual aspect windows
- Family bathroom with stylish three-piece suite and shower over bath
- Allocate parking space
- Well-maintained communal garden grounds
- Gas central heating and double glazing

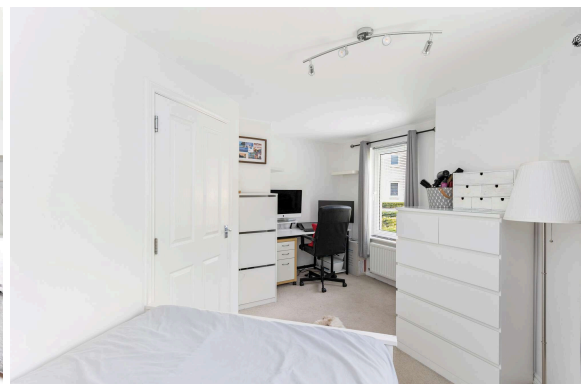
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

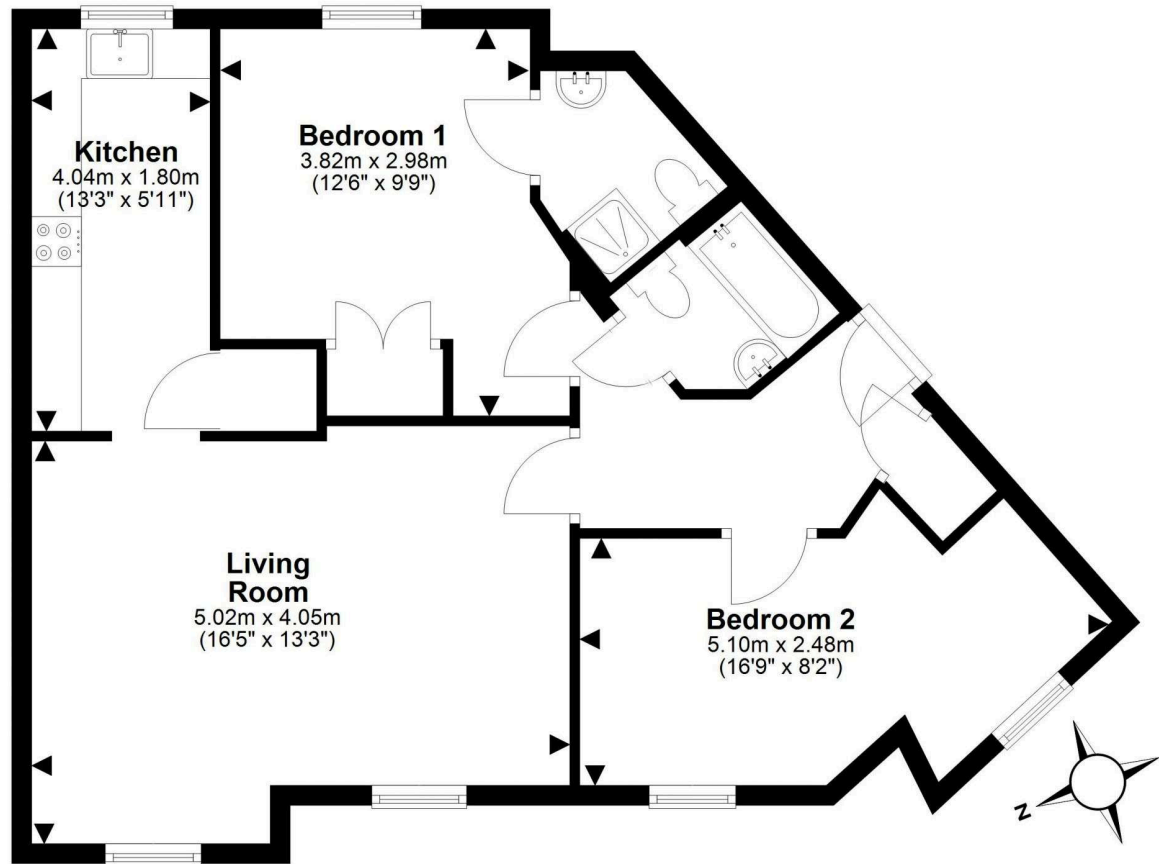




All integrated kitchen appliances will be included in the sale of the property including washing machine, blinds & curtain poles will also be included. EPC: B. CT: C. Factoring: Hacking & Paterson: Approx. £180 P/Q

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.





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.