



Offers Over

£250,000

81 Kippielaw Road

Dalkeith | Edinburgh | EH22 4HY

An exceptionally appealing semi detached villa which has been modernised to a superb standard throughout and occupies a peaceful leafy cul-de-sac on a popular residential development.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- D



Description

The house boasts a generous west facing garden to the rear, offering excellent potential to extend, subject to obtaining the necessary consents.

Well suited to a growing family or professional couples looking to futureproof, the property is in excellent move-in condition and briefly comprises; entrance hallway with substantial built-in storage cupboard, comfortable front facing reception room with laminate flooring, coving to ceiling and modern timber feature wall, stylish contemporary dining kitchen which has been fitted with a variety of sleek base and wall mounted units, complete with coordinated worktops, breakfast bar and sliding doors leading directly out to a paved seating space within the back garden.

On the upper level you have a generously sized principal bedroom with fitted wardrobes, a further well-proportioned double bedroom, a spacious single bedroom which is currently in use as a home office, and an attractive family bathroom with fashionable countertop basin, WC, and double shower enclosure with matte black drench shower and low maintenance wet wall panels.



Extras

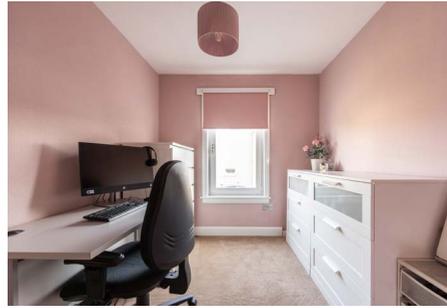
The washing machine, dishwasher, fridge, blinds, curtains, light fittings and wardrobe in bedroom two will all be included.

Gardens and Parking

Undoubtedly one of the standout features of this charming home is the generously sized, fully enclosed garden located to the rear. The garden benefits from a sunny west facing aspect and sits on a corner location giving it a lovely open feel. Laid primarily to lawn with chip stone borders, the space also features modern composite decking and an attractive paved seating area, ideal for entertaining and dining during the warmer months. A single garage provides excellent overspill storage and a driveway to the front offers off-street parking for two cars.

Viewing

By appointment through Neilsons (0131 625 2222).



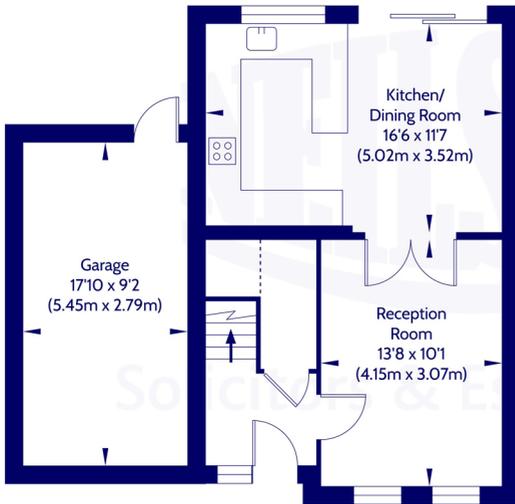


Location

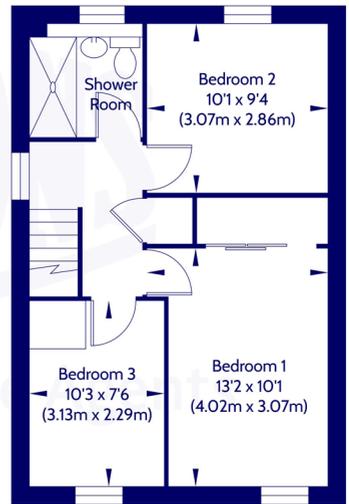
Kippielaw Road is located off Easthouses Road, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.



Approx. Gross Internal Floor Area 79 Sq M / 855 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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