

McDougall McQueen
solicitors & estate agents

74 Kippielaw Road, Dalkeith, Midlothian, EH224HZ

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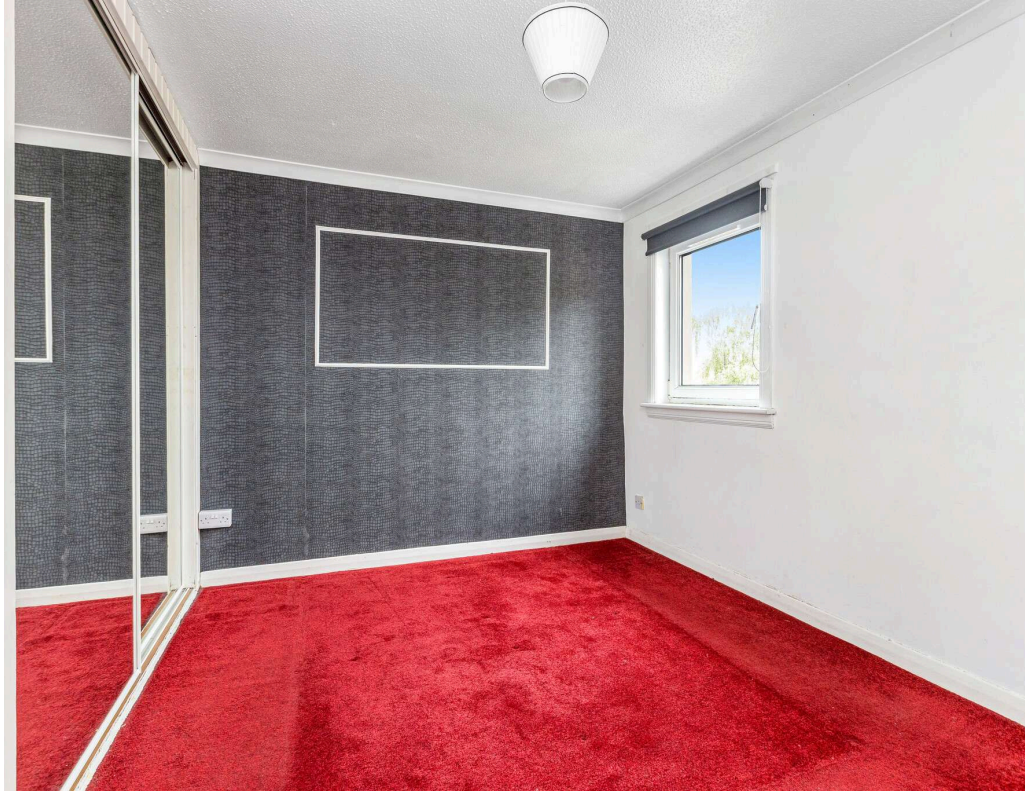
Welcome

Chain Free - Welcome to 74 Kippielaw Road - a spacious two-bedroom terraced house suitable for first-time buyers, professional couples, young families, or property investors. This property offers generous family living accommodation across two levels and is situated within an established residential estate on the outskirts of Dalkeith, Midlothian. The location provides convenient access to transport links, local shopping, and schools. The property benefits from garden areas at both the front and rear, hive controlled gas central heating, double glazing, and a single garage with the ability to park in front. Viewings are available by appointment only and should be made at your earliest convenience to avoid disappointment.

- Open outlook to the rear
- Entrance Porch
- Spacious living room, with window to the front, and stairs to the upper level
- Fitted dining kitchen with a range of base and wall units, ceramic hob, extractor, and oven, with ample room for a dining table and chairs
- Upper hallway with store cupboard and loft ladder access
- Family bathroom with three-piece white suite, electric shower over the bath and folding shower screen
- Bedroom with front facing window, and built-in mirrored wardrobes
- Bedroom with window to the rear and full width fitted wardrobes
- Hive controlled gas central heating and double glazing
- Single garage with the ability to park in front
- Garden grounds to the front and rear which are ideal for outside entertaining with a decked area, lawn, and garden shed







Easthouses

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Beaches of the likes of Musselburgh and Portobello from 4 miles away. 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.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all remaining appliances. No warranty applies to any integrated appliance, fee-standing white goods or any movable items included in the sale.

Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

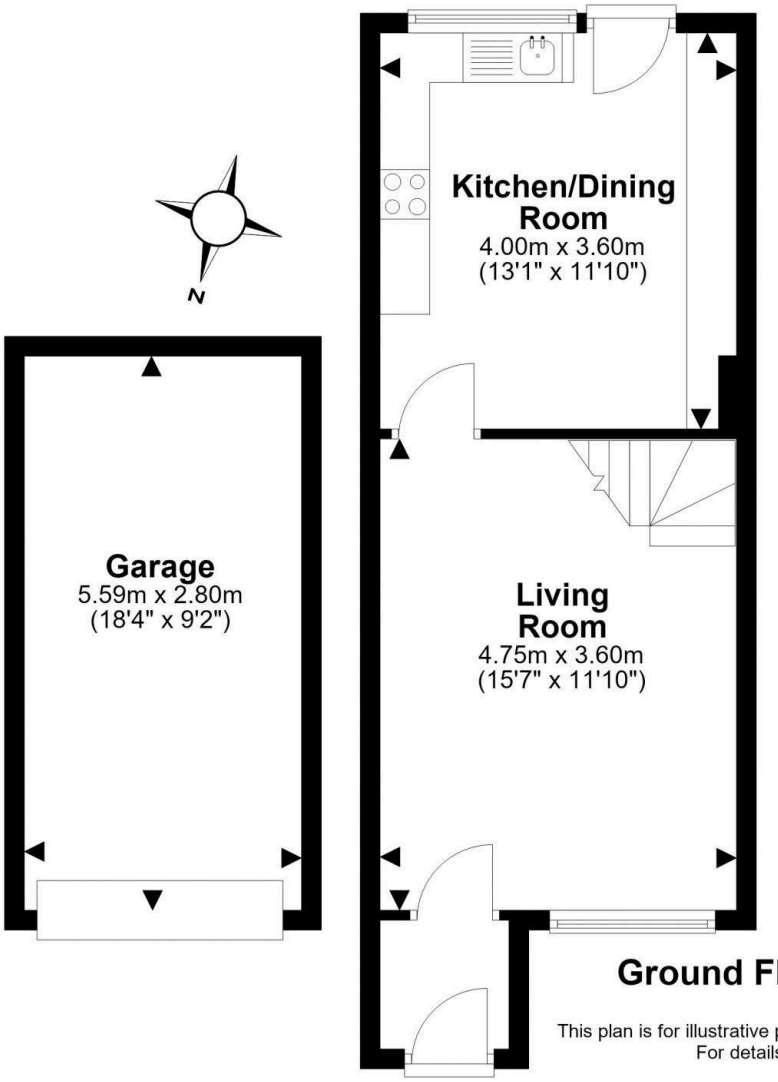
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

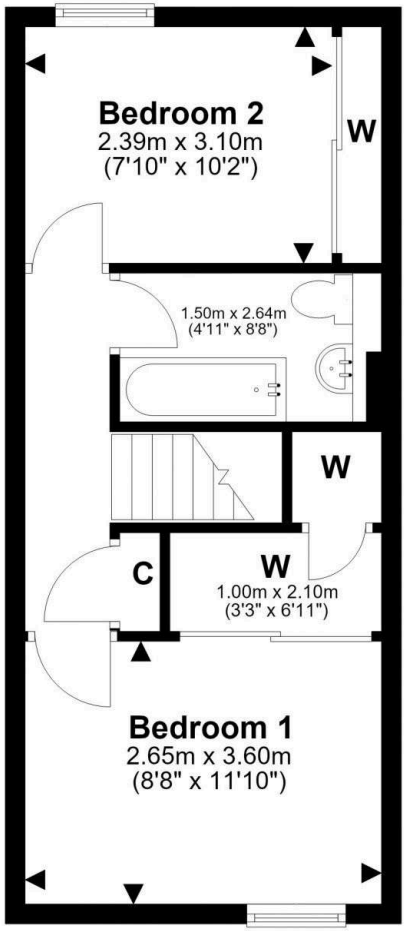
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc 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.



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.