



4 Easter Langside Lane
Dalkeith, EH22 2FD

Deans 
Solicitors & Estate Agents LLP



EXTENDED DETACHED VILLA

- Living Room
- Family Room/Bedroom 4
- Kitchen/Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Integral Garage
- EPC Rating - C



Quietly tucked away within a modern residential development, this lovely and well-presented extended detached villa is situated in the popular Midlothian town of Dalkeith. The property is just a short drive from a wide range of local amenities, with both primary and secondary schools located within the town. The Edinburgh City Bypass, A68 and A1 are all easily accessible, while Eskbank Train Station provides convenient links to both the north and south. There are also a number of beautiful walks nearby, including King's Park and Dalkeith Country Park. Presented in true move-in condition, this attractive property would make an ideal family home. The accommodation comprises a welcoming entrance hallway with a WC and internal access to the integral garage, a bright and spacious living room with French doors leading to the rear garden, and a contemporary, well-designed kitchen which is partially open plan to the dining room. A versatile family room, which could also be used as a fourth bedroom, completes the ground floor. Upstairs, there is a delightful principal bedroom with built-in wardrobes and an en-suite shower room, two further generously sized double bedrooms, and a modern family bathroom fitted with a white suite. Externally, the property benefits from established private gardens to the front and a fully enclosed, split-level rear garden featuring a summer house. A double driveway provides off-street parking and leads to the integral single garage. Further benefits include gas central heating, double glazing, and a floored loft with power connected, providing excellent additional storage. Included in the sale are all fitted floor coverings, all white goods excluding the tumble dryer, cooker, hob, single wardrobe in one bedroom, garden sheds, summer house and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.

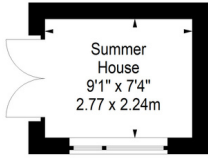




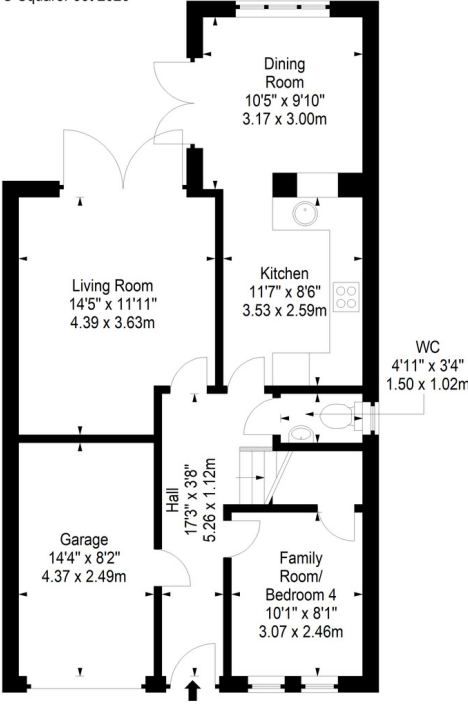
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Midlothian, EH22 2FD



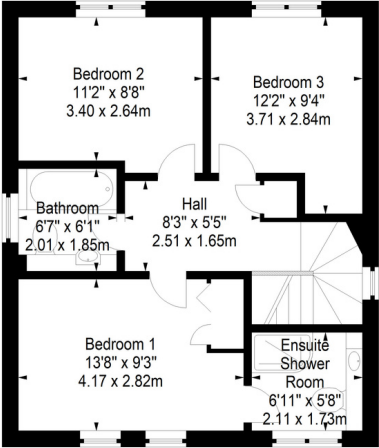
Approx. Gross Internal Area
1131 Sq Ft - 105.07 Sq M
Garage & Summer House
Approx. Gross Internal Area
186 Sq Ft - 17.28 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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