



Offers Over  
**£265,000**

## 75 Easter Langside Drive

Dalkeith | Midlothian | EH22 2FR

Simply stunning! A fantastic opportunity has arisen to purchase this truly unique 3 bedroom semi-detached villa with private landscape gardens, allocated parking space and forming part of an established modern development, within easy commute to Edinburgh. Having been extensively upgraded, refurbished and finished to an exacting standard, this fantastic home is offered to the market in true turn-key condition, providing elegant, comfortable and impeccable presentation throughout - this is contemporary living at its finest.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Allocated parking space
-  EPC Rating – B
-  Council Tax Band - D



## Description

Offering a wonderful sense of space and natural light flow throughout, this home has been enhanced by careful consideration to design features and high quality finishes, allowing the next owner to move-in and enjoy immediately. The contemporary accommodation comprises; welcoming entrance vestibule with useful two piece WC apartment off. The delightful, beautifully presented reception room with ample space for dining, offers bespoke built-in storage solutions and features an open-plan contemporary staircase complete with glass balustrades and subtle LED lighting. Recessed lighting adds warmth and refinement, while dual-zone underfloor heating across the ground floor ensures comfort and efficiency. A striking integrated WREN kitchen is semi-open plan from the reception room, and lies at the heart of this home, beautifully appointed and designed with both aesthetics and functionality in mind. Fitted with quality wall and base units, stone-effect worktops, built-in hob/oven/hood, integrated microwave, wine cooler and dishwasher, together with a free-standing fridge freezer, washing machine and tumble dryer. Bi-folding doors open directly to the rear garden, blending indoor and outdoor living seamlessly. Upstairs, the front-facing principal bedroom features a modern media wall with tv point and integrated fire and further benefits include a luxury ensuite shower room with impressive quality fittings including a Rainfall shower and floating double sinks vanity unit. There are two further good-sized bedrooms, one with built-in wardrobes and the other currently utilised as a luxury dressing room. Finally, the contemporary bathroom is fitted with a three piece suite including a Jucuzzi bath, floating vanity sink unit and WC finished with splashback paneling and tiled floor. Further benefits include CCTV, HIVE gas central heating system and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and extractor hood, integrated microwave, wine cooler and dishwasher with free-standing fridge freezer, washing machine and tumble drier. Other items of furniture may be available by separate negotiation.

## Gardens and allocated parking space

There is a private garden located to the front including an area of artificial lawn. The fully enclosed rear garden has been landscaped and offers a fantastic outdoor space, ideal for entertaining with a raised decked patio with pergola, artificial lawn beyond with gated access to the rear leading to the allocated parking space.

## Viewing

By appointment with Neilsons on 0131 625 2222.





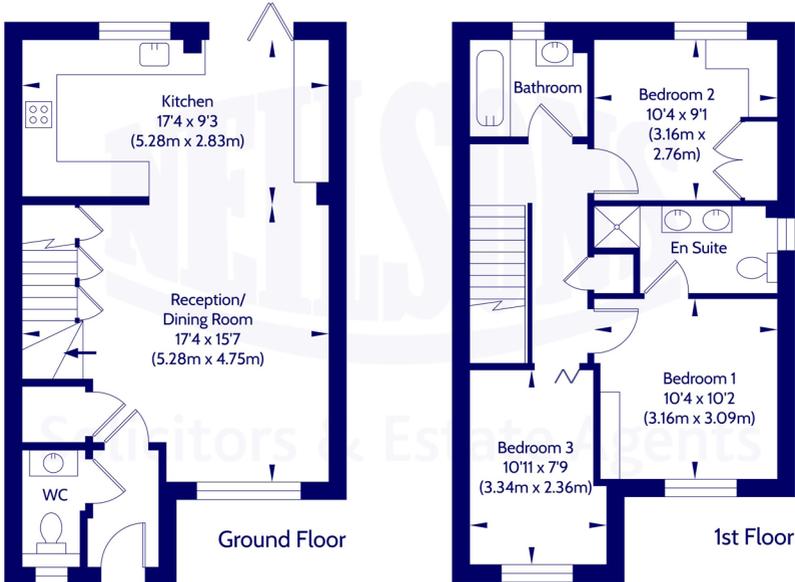
## Location

Easter Langside Drive forms part of a modern development within the popular Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs including a Sainsbury's local. 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 together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.





Approx. Gross Internal Floor Area 86 Sq M / 935 Sq Ft.



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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

