

OFFERS OVER £160,000

28 Roanshead Road  
Dalkeith, EH22 4HJ

drummondmiller  
Solicitors & Estate Agents





- Three bed semi detached house
- Living room and separate fitted kitchen
- Downstairs shower room
- Ample cupboard space
- Gas central heating and double glazing
- Large front and back garden space and driveway.

### Description

This three-bedroom semi-detached home offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise.

The ground floor comprises a bright living room and a separate kitchen, with a door providing direct access to a large, private rear garden, ideal for outdoor dining and relaxation. A convenient downstairs shower room completes the ground floor layout.

Upstairs, the property boasts three well-proportioned double bedrooms, all benefiting from built-in cupboard space, providing ample storage.

Externally, the property further benefits from a private driveway, offering off-street parking. Further features include gas central heating and double glazing throughout. While the property would benefit from upgrading, it offers strong potential to create a comfortable family home.







### Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

### Gardens and Driveway

The property benefits from private front and back garden space and a private driveway.

### Location

Easthouses is a popular residential area on the outskirts of Dalkeith, Midlothian, offering a convenient balance of suburban living with excellent access to local amenities and transport links. The area is well served by a range of shops, supermarkets, schools, and recreational facilities, with Dalkeith town centre and its wider amenities just a short distance away.

For commuters, Easthouses benefits from good public transport connections to Edinburgh and surrounding areas, while road links provide easy access to the A7, A68, and Edinburgh City Bypass. The area is also close to open green spaces, including Dalkeith Country Park, offering opportunities for walking and outdoor activities.

### Extras

Floor coverings, fridge/freezer and cooker and included in the sale price.

### Valuation

The property has been valued by surveyors at £165,000 and the home report is available via the ESPC website.

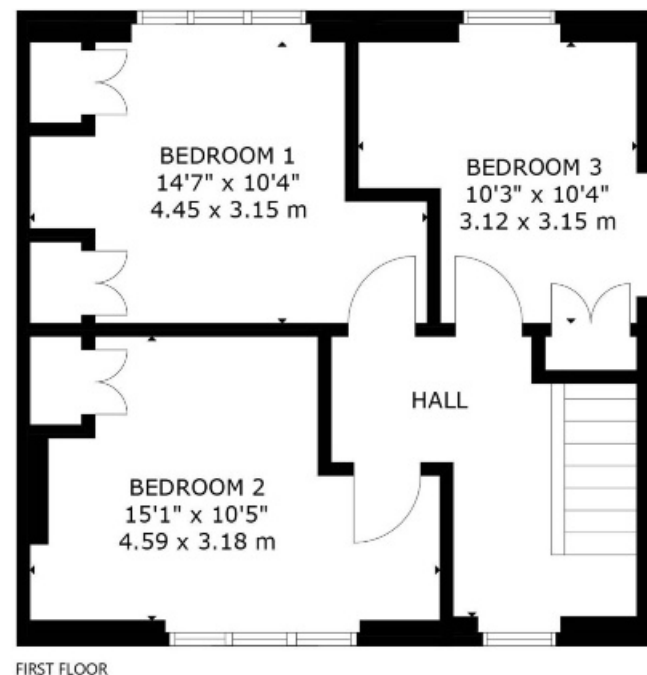
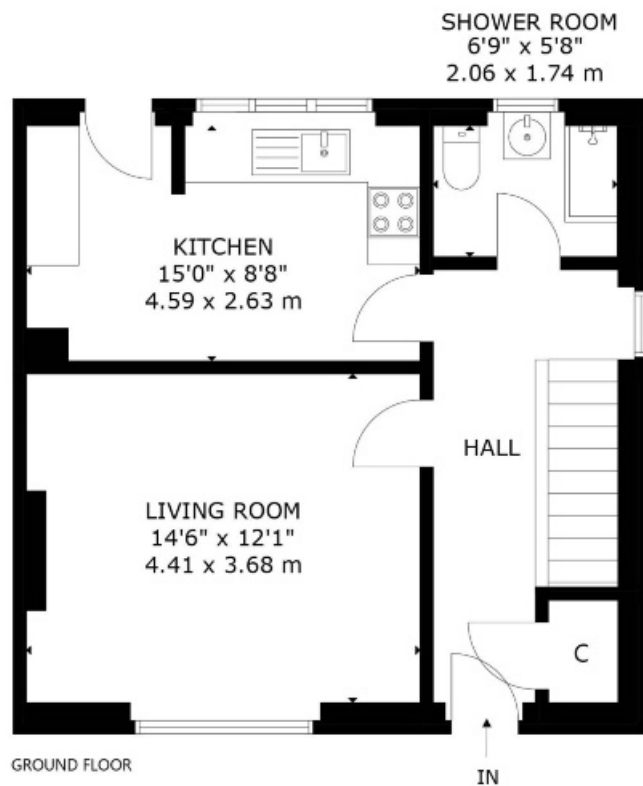
### Council Tax and EPC

The property lies in Council Tax B and has an EPC D rating.

### Viewing

To view telephone agents on 0131 229 3399.





28 ROANSHEAD ROAD, DALKEITH, EH22 4HJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,014 SQ FT / 94 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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