

OFFERS OVER £200,000

66 Kippielaw Road  
Dalkeith, EH22 4HZ

**drummondmiller**  
Solicitors & Estate Agents





- Well-presented semi-detached home in a popular Dalkeith location
- Two good-sized double bedrooms and bathroom
- Spacious fitted kitchen
- Bright conservatory
- Private front and rear gardens, driveway and garage
- Double glazing and gas central heating with excellent transport links nearby
- EPC C

### Description

Drummond Miller is delighted to present this well-presented semi-detached home, situated in the popular Midlothian town of Dalkeith. The property is entered via a welcoming entrance hallway, which leads through to the spacious living/dining room. The separate modernised fitted kitchen provides a practical and contemporary space for everyday cooking and dining, while the adjoining conservatory offers a pleasant additional room with views towards the garden.

Continuing through the property, upstairs there are two well-proportioned double bedrooms, each providing comfortable accommodation for couples, small families or those looking for additional guest or home working space.

Both bedrooms benefit from the property's double glazing and gas central heating. Completing the accommodation is a family-sized bathroom, equipped with a WC, wall-mounted basin and bath with electric shower, providing a practical space for everyday use.







### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating. There is also a fitted electric heater in the conservatory

### Garden and parking

There are private, well-maintained gardens to the front and rear. A driveway provides off-street parking and leads to the garage.

### Location

The property is situated in the popular Midlothian town of Dalkeith, which offers a wide range of everyday amenities and services. The town centre provides a variety of shops, supermarkets, cafés, restaurants and other local businesses, while there are also several schools and leisure facilities within the surrounding area.

For commuters, Eskbank railway station is conveniently located nearby, providing regular rail services towards Edinburgh and other destinations. The City Bypass is also within easy reach, offering excellent road connections to Edinburgh, the surrounding Midlothian towns and the wider central Scotland motorway network.

Dalkeith is well placed for enjoying the surrounding countryside, with a number of parks, woodland areas and outdoor spaces nearby. The town also benefits from good public transport links, making it a convenient location for both local amenities and access to Edinburgh city centre.

### Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £205,000 and a link to the Home Report is available from the ESPC website.

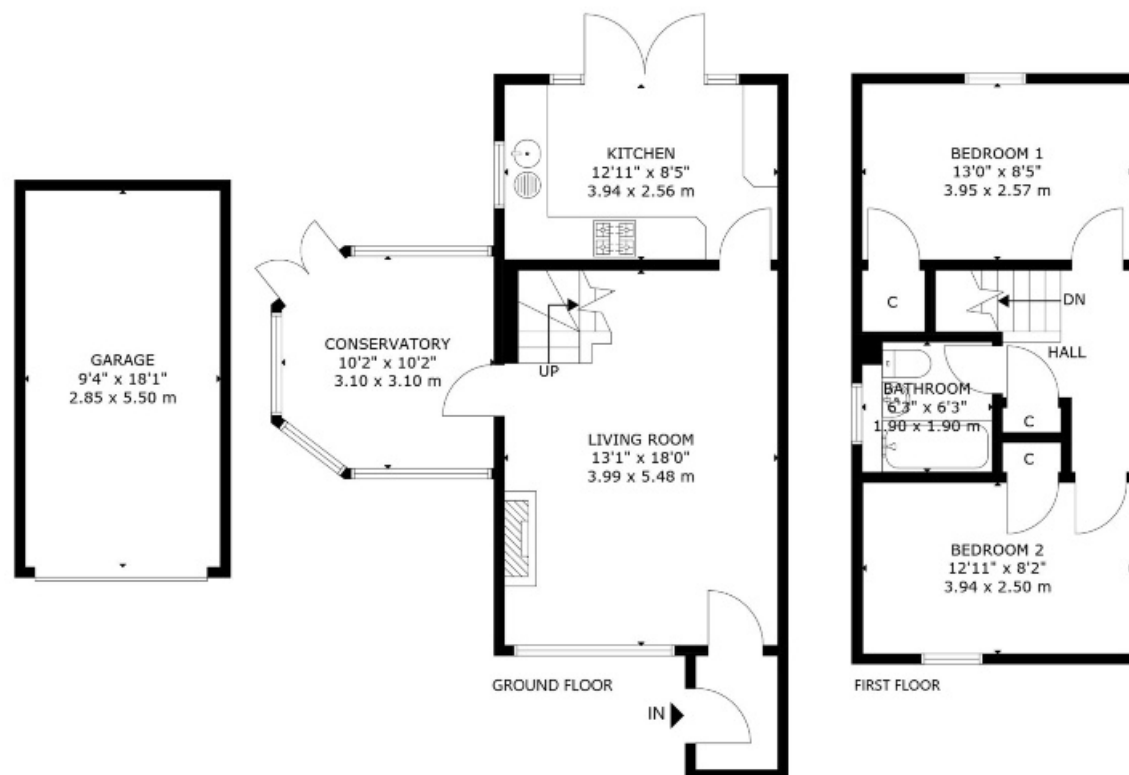
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





66 KIPPIELAW ROAD, EASTHOUSES, DALKEITH EH22 4HY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M  
GARAGE 169 SQ FT / 16 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**espc**