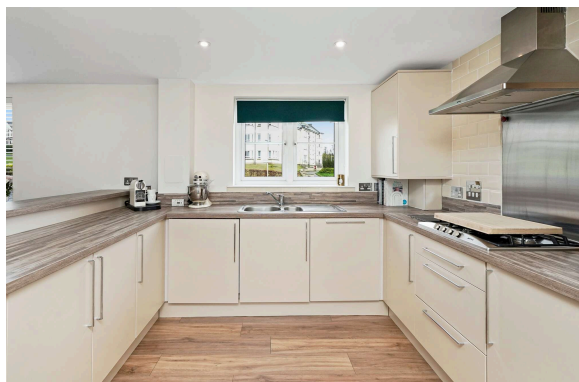




10C Easter Langside Drive  
DALKEITH | EH22 2FH

**warners**  
solicitors & estate agents



## 10C Easter Langside Drive

DALKEITH | EH22 2FH

Beautifully presented elevated ground floor flat, part of a sought after factored development conveniently placed for easy access to the local amenities and transport links. Viewing is essential to appreciate this lovely, spacious flat, nicely finished off with contemporary style decor and neutral tone carpeting. An abundance of natural light flows into the twin windowed public room, where you'll find an on-trend open plan space for relaxation, dining and entertaining. Stylish cream units in the kitchen are complemented by wood effect worktops and breakfast bar. The kitchen comes ready to use with a range of integral appliances. Features in the bathroom include a modern suite, electric over-bath shower and tiling to the majority of the walls. Excellent storage is provided by way of built-in wardrobe space in each double sized bedroom and two handy cupboards off the entrance hallway.

- South facing living/dining room open to fully equipped kitchen
- Two double sized bedrooms, each with built-in wardrobe space
- Attractively fitted bathroom/electric shower
- Entrance hallway/2 store cupboards
- Gas central heating and double glazing
- Security entry phone system
- Designated car parking space
- Bike and bin stores
- Communal garden

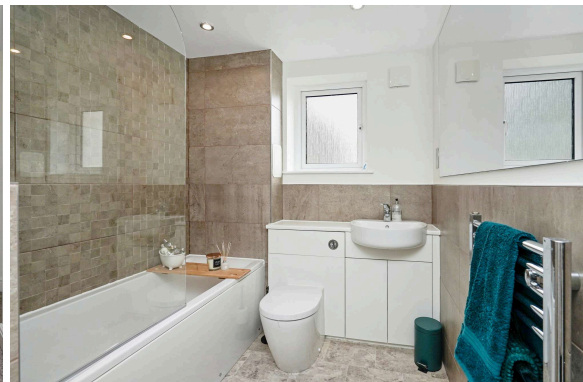
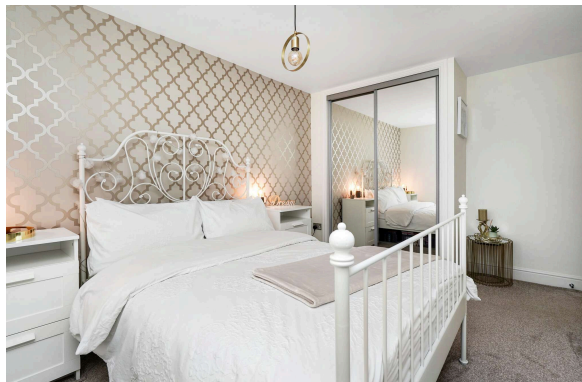
Council Tax: C , Energy Rating: B  
Factor payable to James Gibb Ltd. approx. £200 per quarter

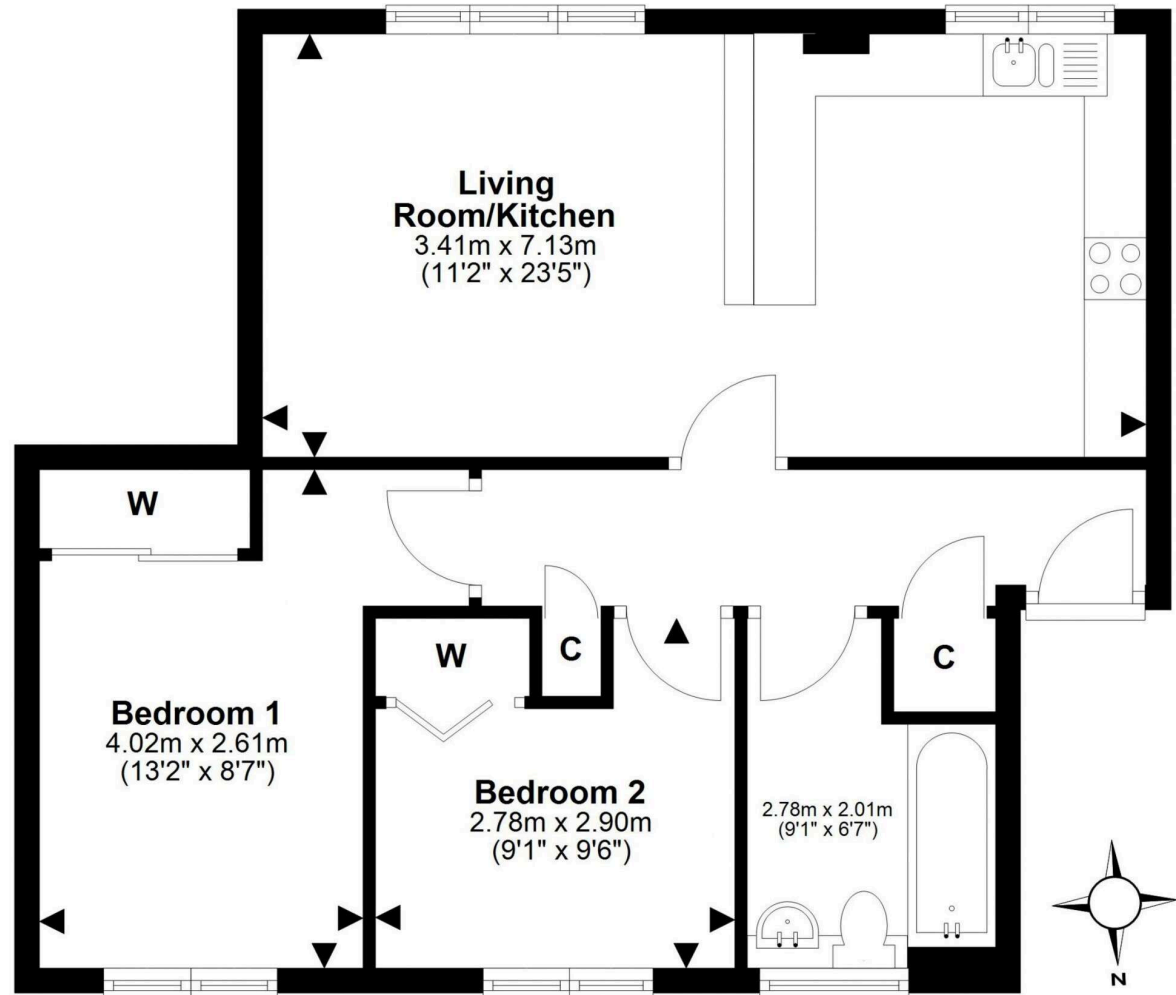
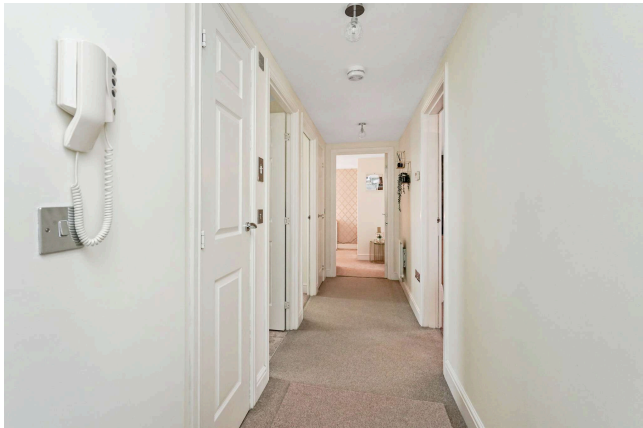
Extras: Oven, hob, dishwasher, fridge, freezer, washing machine, all blinds , and shelves in the second bedroom and hallway.  
The fixtures in the two bedrooms and living room won't be included in the sale

**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. A superb choice of local shops and amenities can be found in the town centre. Within walking distance of the property is an Aldi store, Sainsbury Local and a couple of fast food outlets. A primary school is also only a short distance away, with the Jewel & Esk College's Midlothian Campus at Eskbank easily accessible. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





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.