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15 EASTER LANGSIDE CRESCENT

DALKEITH, MIDLOTHIAN EH22 2FL



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WELCOME TO

15 EASTER LANGSIDE CRESCENT

Set within an established residential development in Dalkeith, close to local amenities, schooling, and transport links, this attractive three-bedroom semi-detached house offers bright, well-presented interiors and practical accommodation ideally suited to families, couples, and professionals. The home is complemented by a colourful enclosed rear garden, excellent external storage, and a private driveway.

THE HIGHLIGHTS

- Attractive three-bedroom semi-detached house
- Established Dalkeith development close to amenities, schools, and transport links
- Bright, well-presented interiors with colourful decorative accents
- Spacious front-facing living room
- Dual-aspect dining kitchen with garden access
- Contemporary two-tone kitchen with integrated appliances
- Convenient ground-floor WC
- Generous dual-aspect principal double bedroom
- Second double bedroom and versatile single bedroom
- Bright bathroom with shower-over-bath
- Fully enclosed landscaped garden with two sheds
- Large attached shed and private driveway







TAKE A LOOK AROUND

An entrance hall opens into a spacious front-facing living room, where wood-style flooring and a bold yellow feature wall create an inviting setting for relaxation. Extending across the rear, the dual-aspect dining kitchen forms a sociable heart to the home, with space for a family table and direct garden access. Contemporary two-tone cabinets are paired with dark worktops and splashbacks, light tiled flooring and recessed lighting. A convenient WC completes the ground floor.



HEAD ON UP

Upstairs, the landing leads to three well-proportioned bedrooms, including a generous principal double with a playful geometric feature wall. A second double bedroom is presently arranged as an additional sitting room, whilst the single bedroom would also make an ideal nursery or dedicated study. The bright bathroom comprises a shower-over-bath, WC, and pedestal basin, accompanied by a chrome heated towel rail and useful storage. The upper floor also benefits from open rooftop outlooks, whilst gas central heating and double glazing keep the home warm and energy efficient all year round.

TOUR THE GROUNDS

Outside, the low-maintenance front garden is accompanied by a large attached shed and private driveway providing valuable off-street parking for multiple vehicles. Fully enclosed to the rear, the thoughtfully landscaped garden combines artificial lawn, paved areas, raised beds, and established planting with an extensive deck offering ample space for outdoor seating and entertaining. Two useful sheds, including a substantial 2.4-metre-square store or workshop, provide excellent external storage.



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THE UPPER FLOOR
BENEFITS FROM OPEN
ROOFTOP OUTLOOKS







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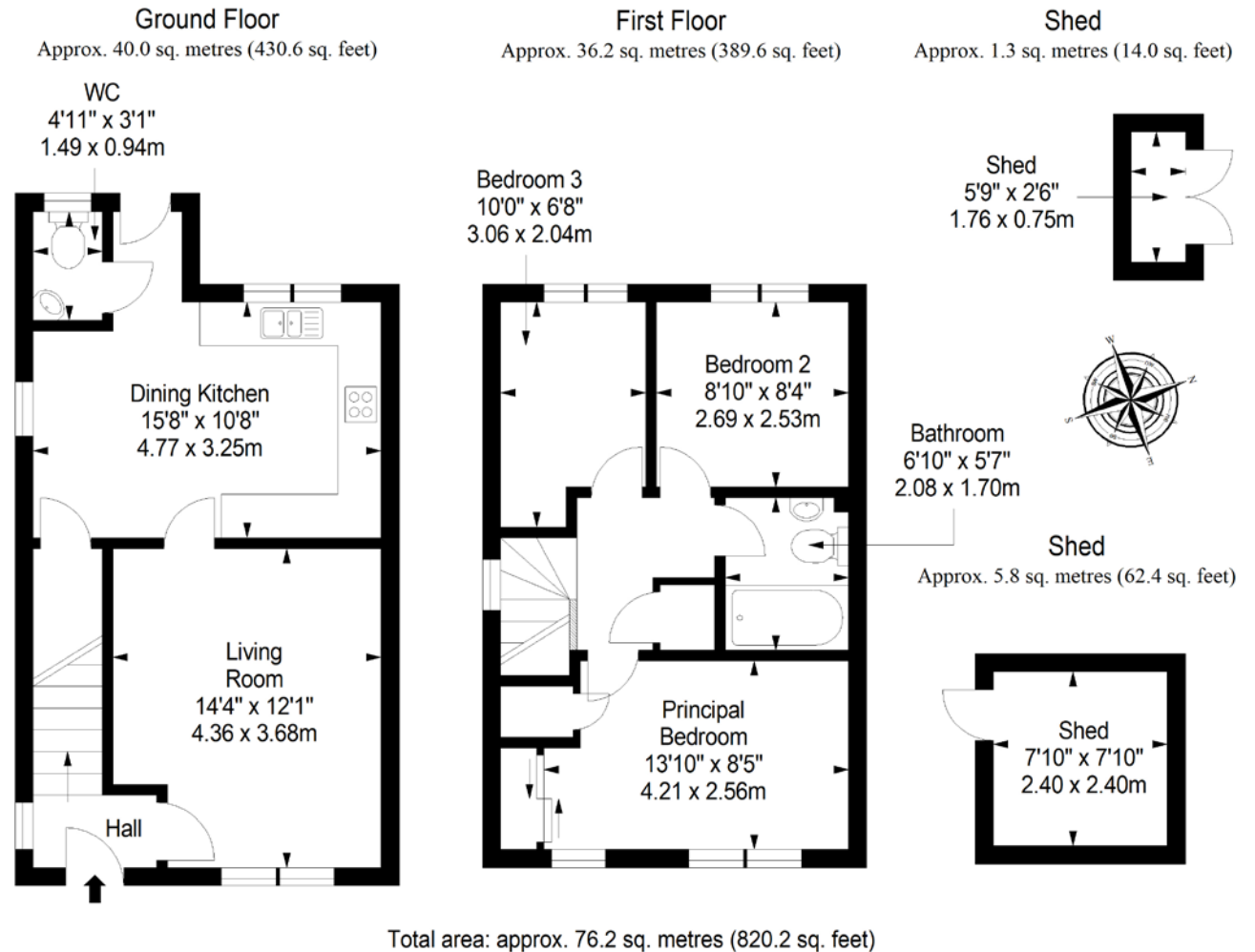
DALKEITH, MIDLOTHIAN

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

FLOORPLAN

THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven & microwave, gas hob & extractor and fridge/freezer. Freestanding appliances include dishwasher and washing machine.



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