



GARDEN STIRLING BURNET

10 WESTER KIPPIELAW PARK
EASTHOUSES, DALKEITH, EH222GE



PROPERTY SUMMARY



Set within a modern development in Easthouses, this contemporary three-bedroom house offers bright, well-presented accommodation ideally suited to modern family life. A welcoming entrance hall with useful storage and a handy ground-floor WC leads through to a generous living and dining room with doors opening to the garden, while the separate kitchen is fitted with modern units and good workspace. Upstairs, there are three bedrooms and a family bathroom, with the third bedroom also offering flexibility as a nursery, study or home office. Private gardens and private off-street parking complete the home.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.







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to take a virtual tour of the property





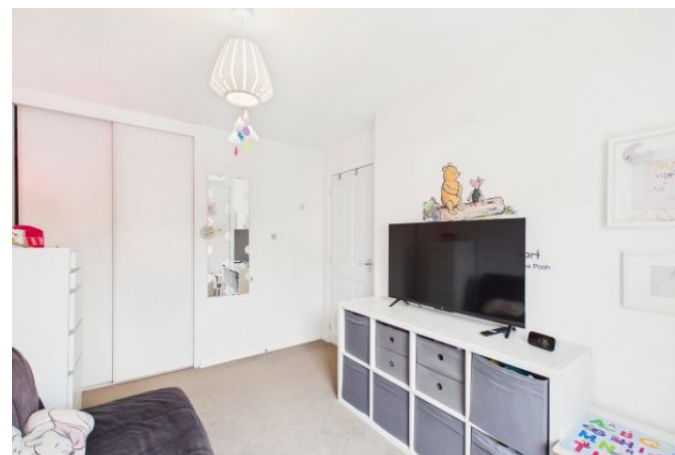
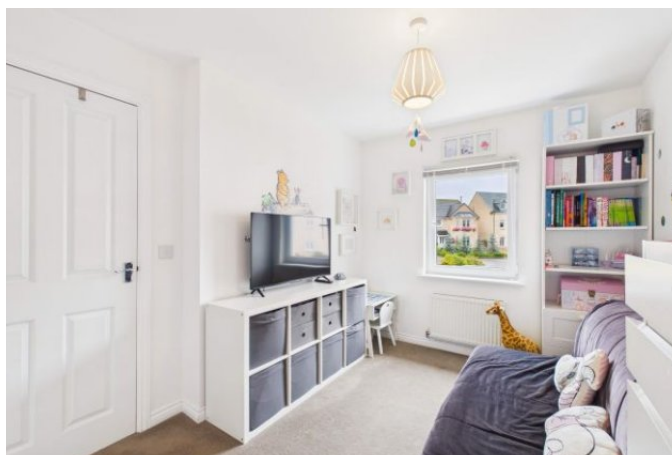
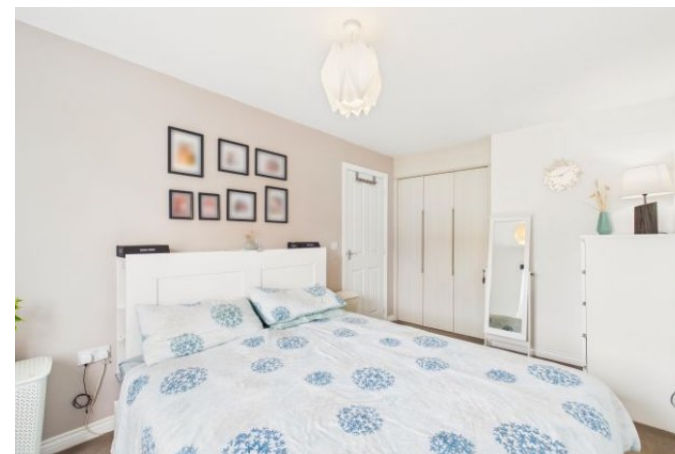


Bright three-bedroom living with private gardens and off-street parking.

FEATURES

- Contemporary three-bedroom house in Easthouses
- Bright, well-presented interiors throughout
- Entrance hall with built-in storage and a ground-floor WC
- Generous living/dining room with doors to the garden
- Modern fitted kitchen with good workspace
- Three bedrooms, including a versatile third bedroom/study
- Family bathroom, private gardens, off-street parking, gas central heating and double glazing







Private gardens and private off-street parking add to the appeal of this modern family home, which also benefits from gas central heating and double glazing.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.



Yale



EAST HOUSES, DALKEITH

The residential area of Easthouses neighbours the large and popular town of Dalkeith; situated just 30 minutes' commute from Edinburgh and well-served by transport links, including Eskbank rail station.

The area enjoys wonderfully picturesque surroundings, such as Benbugh Woods, whilst the banks of the River North Esk provide an idyllic cycling and walking route. Vogrie Country Park, King's Park, and Newbattle golf course are also perfect for outdoor pursuits.

Dalkeith is served by an excellent selection of shops, services and restaurants, including a large 24-hour supermarket. A short drive away, Straiton and Fort Kinnaird Retail Parks boast an outstanding array of high street outlets, with the latter also hosting a cinema and family restaurants.

Easthouses provides local primary education whilst further state and independent schooling options, at primary and secondary level, can be found in the surrounding area.

Commuting from Easthouses into the city centre takes around 30 minutes with the option of using nearby Eskbank Railway Station or the City Bypass, giving access to links throughout the central belt.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



**EPC
 RATING**



**COUNCIL
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