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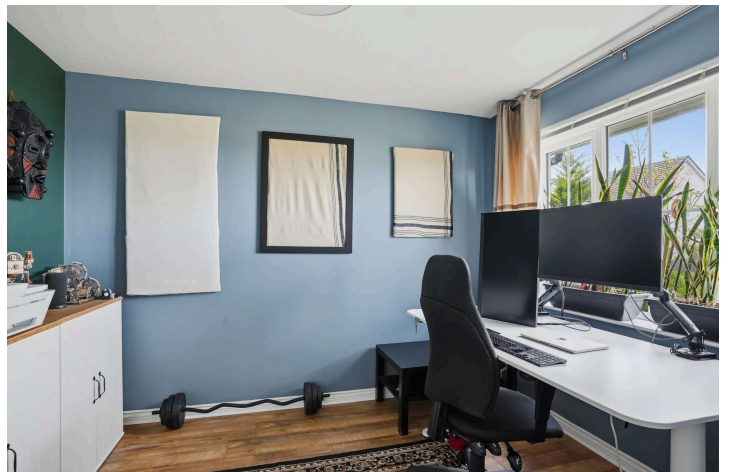
70 Easter Langside Drive
Dalkeith, EH22 2FH

Fantastic family home
Private rear garden
Detached garage
Separate utility room
Close proximity to local amenities
EPC: B
Council tax band: F

This beautifully presented family home in the heart of Dalkeith offers an exceptional blend of elegance, comfort and modern practicality, all within easy reach of Edinburgh. The ground floor provides a welcoming flow of versatile living spaces, including a generous lounge, an inviting kitchen diner, perfect for entertaining, and a dedicated office ideal for home working. A well-appointed laundry room and convenient WC enhance everyday ease. Upstairs, the home continues to impress with a spacious primary bedroom with en suite shower room, and three further well-proportioned rooms, offering flexibility for family, guests or creative use. A contemporary bathroom completes the upper level. Outside, a private rear garden provides a peaceful retreat for outdoor dining, children's play or simply relaxing in the sunshine, while a detached garage adds valuable storage or parking. The development also boasts residents parking.

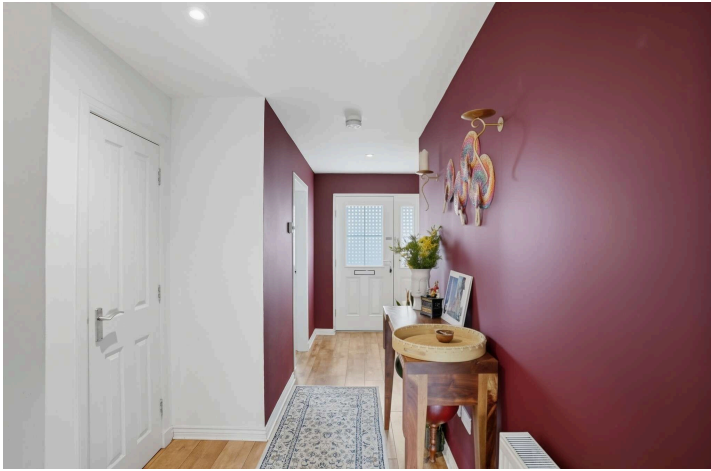
Location:

Within easy walking distance of the property there is an Aldi and a Sainsburys local and in Dalkeith's main shopping thoroughfare there are a good selection of everyday shops, good restaurants, a large Morrisons supermarket, banks, a post office, well stocked library and lovely parks. Dalkeith Country Park is only a distance away and offers beautiful walks, cycle paths, childrens play area, a restaurant and coffee shop. Excellent public transport services operate to and from the city centre and to surrounding areas and there is also easy access to Edinburgh's city bypass which provides excellent links to all the main motorway networks both East and West.









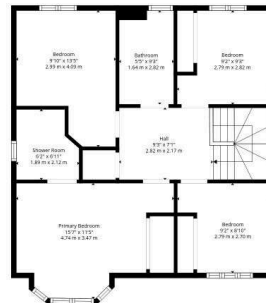








1st Floor



2nd Floor

Total: 1516 sq. Ft, 141 m2

1st Floor: 850 sq. Ft, 79 M2, 2nd Floor: 666 sq. Ft, 62 m2

Excluded Areas: Walls: 135 sq. Ft, 13 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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