



## 95 Easter Langside Crescent, Dalkeith, Midlothian, EH22 2FN

Spacious & Well Presented, Flexible Three-Bedroom, Detached Family Home

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# Property Description

Spacious and well presented, flexible three-bedroom, detached family home, with gardens, an integrated garage and a driveway. Set well back from the main road and overlooking communal gardens, the property is situated in a modern residential development in Dalkeith, south-east of Edinburgh.

Comprises: an entrance hallway, living room, dining room, kitchen, three double bedrooms, an en-suite shower room, family bathroom, and a ground floor WC.

Highlights include a modern integrated kitchen, and superb integrated storage including bedroom wardrobes, a loft, and in the garage. In addition, there are light and open public spaces, contemporary flooring, gas central heating and double glazing.

Externally, there is a lawn and driveway to the front, leading to the integrated garage which offers conversion potential, subject to the necessary consents. A generous southerly-facing rear garden includes a lawn, patio and professionally landscaped borders. This popular development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds including a large village green.

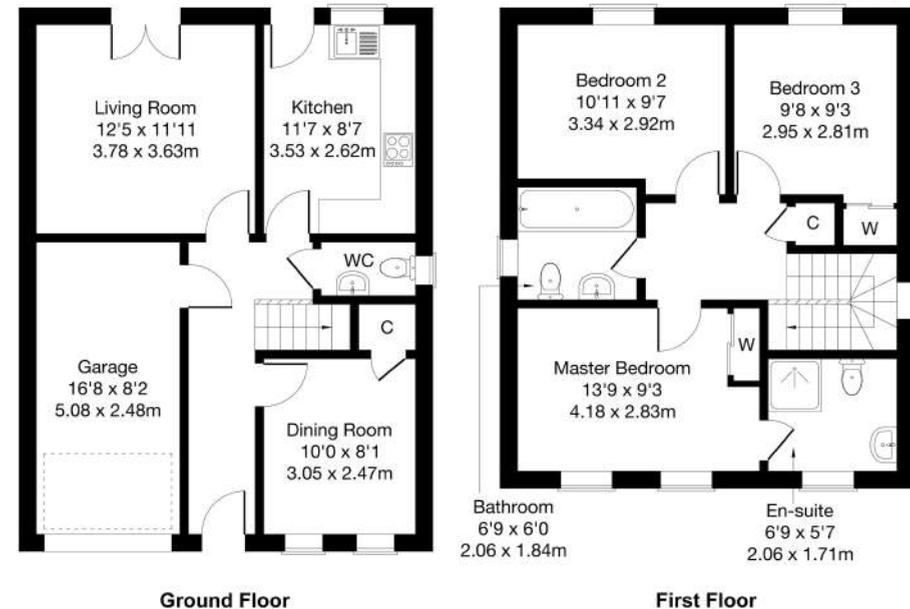
A light and welcoming reception hall gives access throughout the ground floor, including internal access to the garage and to the ground floor WC, and features quality tiled flooring and space for outerwear. Set towards the front is a flexible dining room, also offering a potential office space or as a fourth guest bedroom. Rear-facing, a good-sized living room includes carpeted flooring and patio doors to the garden.

Also rear-facing and with a door to the garden, the kitchen features stone-effect worktops, a mosaic tiled surround, a sink with drainer, and an integrated dishwasher, fridge/freezer, washing machine, oven and gas hob.

On the first floor, a master bedroom is set to the front, with a built-in mirrored wardrobe, carpeted flooring, and an en-suite shower room with an integrated cubicle and mains mixer shower. Two further bedrooms quietly overlook the rear garden and feature carpeted flooring and pendant light fittings. Completing the accommodation, the family bathroom has a side-aspect window and is fitted with a modern three-piece suite, tiled flooring and splash walls.

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Approximate Gross Internal Area: (1173 sq ft - 109 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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