



57 Wester Kippielaw Drive
DALKEITH | EH22 2GR

warners
solicitors & estate agents



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Warners are delighted to present this immaculately presented three-bedroom townhouse, quietly positioned within a modern development on the south side of Dalkeith. Offering generously proportioned accommodation arranged over three levels, this attractive home provides an excellent balance of comfortable family living and practical everyday space. The property is presented in true walk in condition throughout, with bright, welcoming interiors and a particularly appealing layout. On the ground floor, the family room enjoys a pleasant bay window and provides a versatile additional reception space, while the adjoining kitchen/dining room offers a sociable setting for family meals and entertaining with French doors giving direct garden access. The kitchen is fitted with a good range of contemporary wall and base units, with the dining area providing space for a table and chairs. A useful utility room and WC complete the ground floor. The first floor is home to a spacious living room, again benefiting from an attractive bay window which creates a light and airy focal point. A further double bedroom and family bathroom are also located on this level, with the bathroom fitted with a modern three-piece suite and shower over the bath. The upper floor provides two further well-proportioned double bedrooms, including a generous principal bedroom, together with a contemporary shower room. The accommodation offers excellent flexibility for families, home working or those simply looking for additional space. Externally, the property benefits from attractive enclosed garden grounds to the rear, providing a low-maintenance outdoor space with a patio area and established planting. The front of the property also features a neat, landscaped garden area which adds to the home's attractive kerb appeal. Further benefits include gas central heating, double glazing and allocated parking. Early viewing is recommended!

- Immaculately presented three-bedroom townhouse
- Spacious accommodation arranged over three floors
- Bright living room with attractive bay window
- Versatile ground-floor bay windowed family room
- Modern kitchen/dining room with French doors to rear garden
- Useful utility room and WC
- Three well-proportioned bedrooms with fitted wardrobes
- Family bathroom with shower over bath
- Private front and enclosed, low-maintenance rear garden
- Gas central heating and double glazing
- Allocated parking

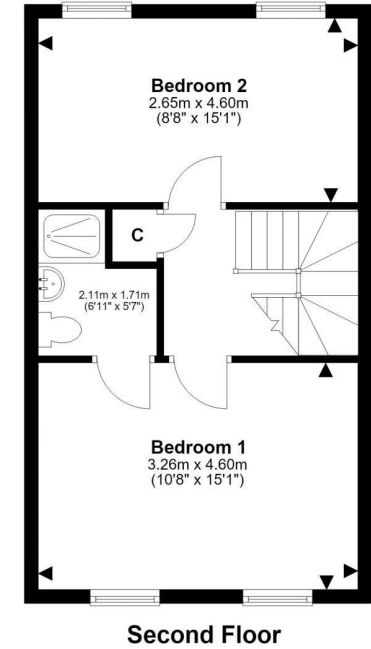
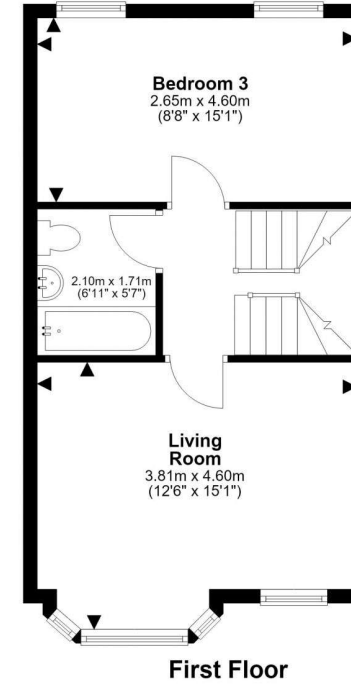
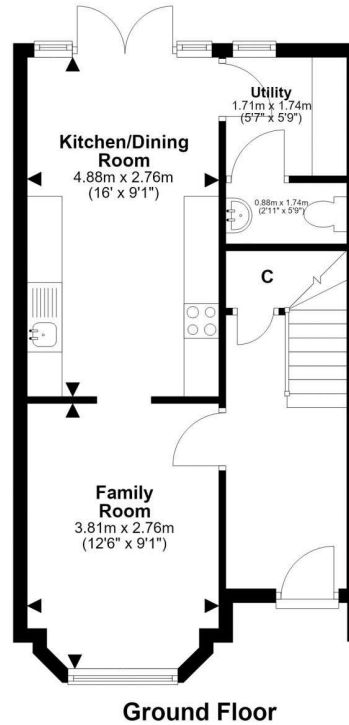
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliance, fixed lights and all blinds will be included in the sale of the property. EPC: C. CT: D. Factoring: Hacking & Patterson, Approx. £29 P/M.

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. Primary and Secondary schools are 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.

