



41 Easter Langside Drive
Dalkeith, EH22 2FR

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Dining Kitchen
- W.C.
- Utility Room
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – B



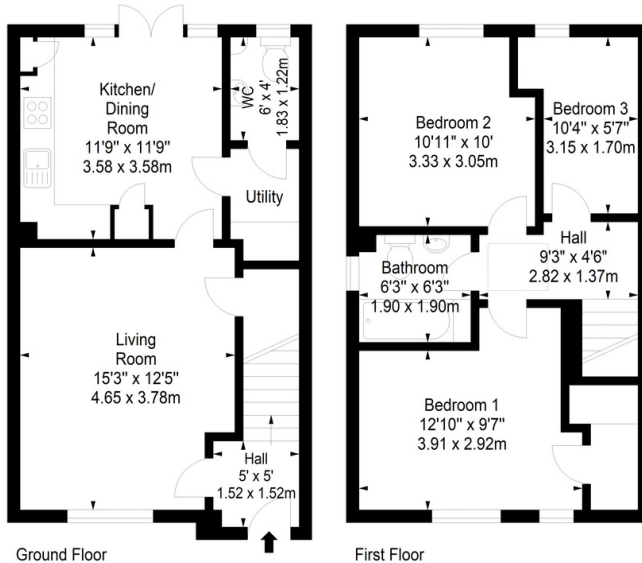
This attractive end-terraced house is quietly positioned within a well-established modern residential development in the popular Midlothian town of Dalkeith. The property is conveniently located just a short drive from a wide range of local amenities, with excellent schooling options available within the town, including both primary and secondary schools. The property has quick and easy access to, the Edinburgh City Bypass, A68 and A1, while Eskbank Train Station offers convenient rail links to both north and south. The accommodation is presented in excellent move-in condition and comprises a welcoming entrance vestibule, bright and spacious living room, stylishly appointed dining kitchen with patio doors leading to rear, separate utility room and W.C., three well-proportioned bedrooms, and a family bathroom complete with shower over the bath. Externally, there are well-maintained gardens to the front and rear of the property. The property benefits from an allocated parking space, double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Easter Langside Drive,
Dalkeith,
Midlothian, EH22 2FR**



Approx. Gross Internal Area
899 Sq Ft - 83.52 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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