





Welcome

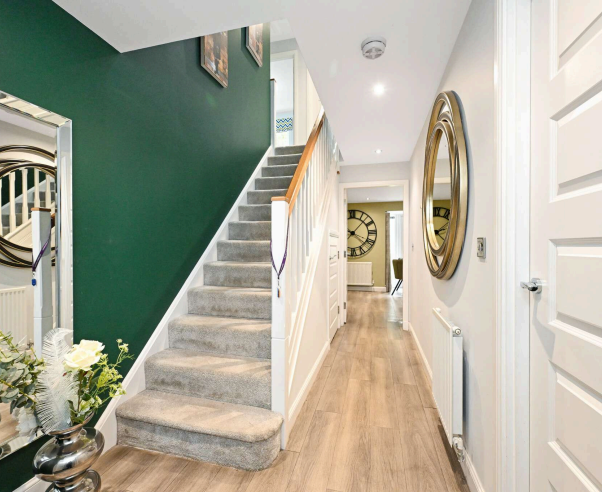
Occupying a prime position within this popular development, 2 Ryndale Drive is an impressive four-bedroom detached home presented in immaculate condition throughout. Originally used as the development's show home, the property benefits from stylish décor, upgraded finishes and carefully considered lighting, creating a beautifully presented and welcoming home.

The accommodation opens into an inviting entrance hallway with a generous under-stair storage cupboard. To the front is a lovely, well-proportioned lounge, beautifully decorated and enjoying excellent natural light. To the rear, the superb kitchen/dining/family room forms the heart of the home. Contemporary wall and base units are complemented by under-pelmet and kickboard lighting, while the generous proportions provide ample space for a dining table and chairs as well as an additional family seating area if desired. French doors open directly onto the rear garden, making this a fantastic space for everyday family living and entertaining. The kitchen also provides access to a separate utility room, which has a further door to the garden, along with access to the convenient ground-floor WC.

Upstairs, the impressive principal bedroom features an excellent range of fitted mirrored wardrobes providing an enviable amount of storage, together with a beautifully finished en-suite shower room. There are three further generously proportioned double bedrooms, all benefiting from built-in storage. Completing the upper accommodation is the attractive family bathroom, fitted with a bath with shower over, heated towel rail and a window providing natural light.

Externally, the property benefits from a garage and beautifully maintained rear gardens with a desirable south-westerly aspect. A raised deck provides an ideal spot for alfresco dining and entertaining, complemented by a paved area and excellent natural light throughout the day. Presented in true walk-in condition, this is a stylish and spacious family home with the additional appeal of its former show-home specification and prime position within the development.





Dalkeith

2 Ryndale Drive enjoys a convenient position within a modern residential development in the popular Midlothian town of Dalkeith, ideally placed for families and within easy reach of an excellent range of everyday amenities.

Schooling is particularly convenient, with Woodburn Primary School, Dalkeith High School and St David's RC High School all located approximately 0.36 miles from Ryndale Drive, making this an excellent location for families with children of varying ages. Dalkeith itself offers an extensive range of shops, supermarkets, cafés and leisure facilities, while the surrounding area provides plenty of opportunities for outdoor recreation. The beautiful Dalkeith Country Park is also within easy reach and offers extensive woodland walks and open spaces. For commuters, the area is well placed for access to Edinburgh and the wider road network, with regular local bus services and convenient connections to the City Bypass. Eskbank railway station is also within easy reach, providing rail links into Edinburgh and through the Borders.

Combining excellent schooling, local amenities and transport connections with easy access to countryside and green spaces, Ryndale Drive is particularly well positioned for modern family life.

Extras

Included in the sale will be all light fittings and window dressings



Get in touch

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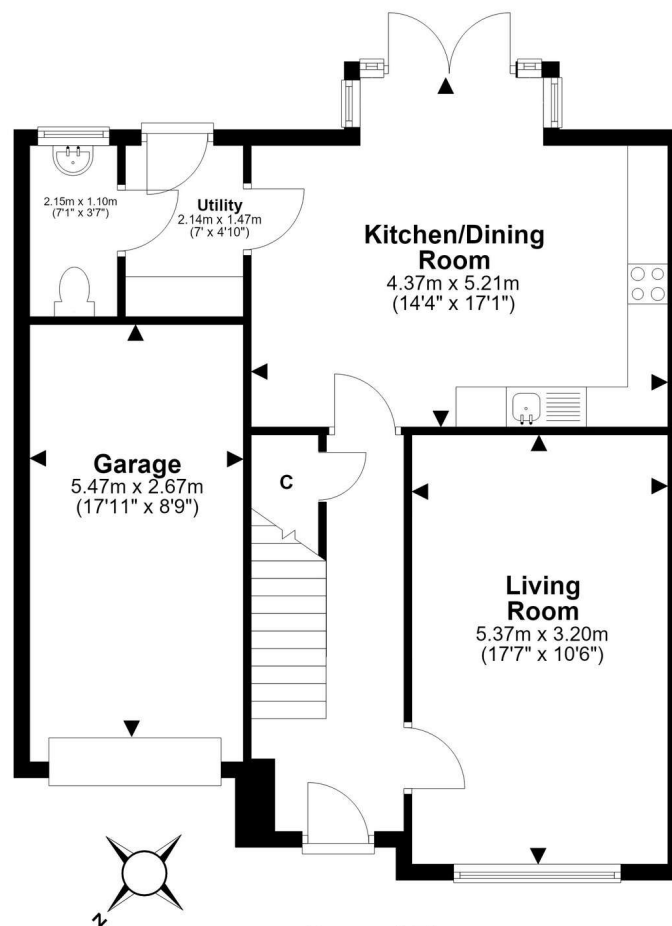
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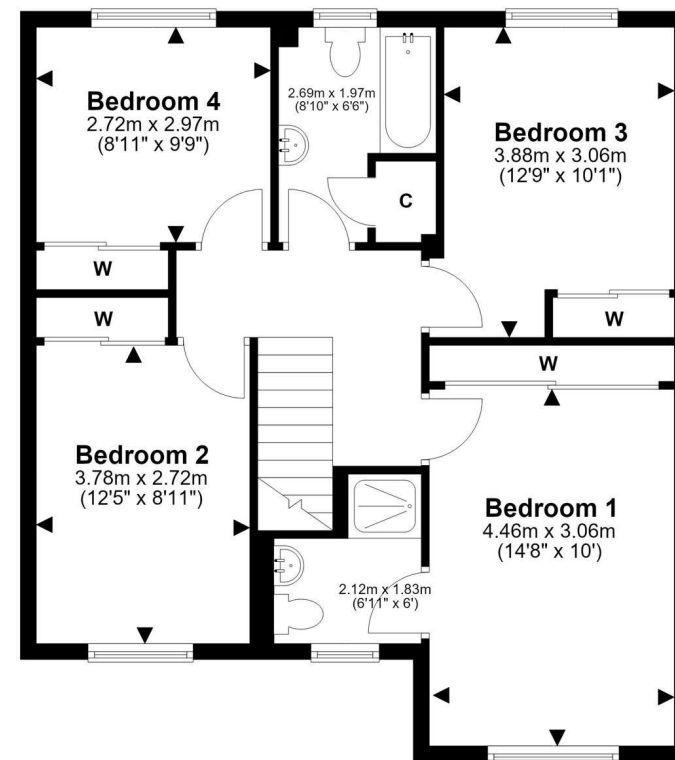


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.