



139 Easter Langside Drive
DALKEITH | EH22 2FR


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solicitors & estate agents





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Warners is proud to present this extremely attractive modern four-bedroom detached family home with converted garage, front driveway and luxurious garden room, offering the perfect blend of contemporary style and comfort, situated on a quiet cul de sac in the sought-after Dalkeith area around eight miles to the South of Edinburgh city centre.

This property has been fully renovated to a very high standard by the current owner, is in true move in condition and would suit a couple/family. Downstairs the stylish kitchen is flooded with natural light creating a bright and welcoming space and gives access out to the rear garden. The fully fitted kitchen currently comprises gas hob, oven, fan, fridge/freezer, dishwasher and boiler cupboard. There is also an extremely spacious yet cosy dining/living room with dining area and patio doors into the rear garden, also a downstairs fourth bedroom, an entrance porch and a handy WC.

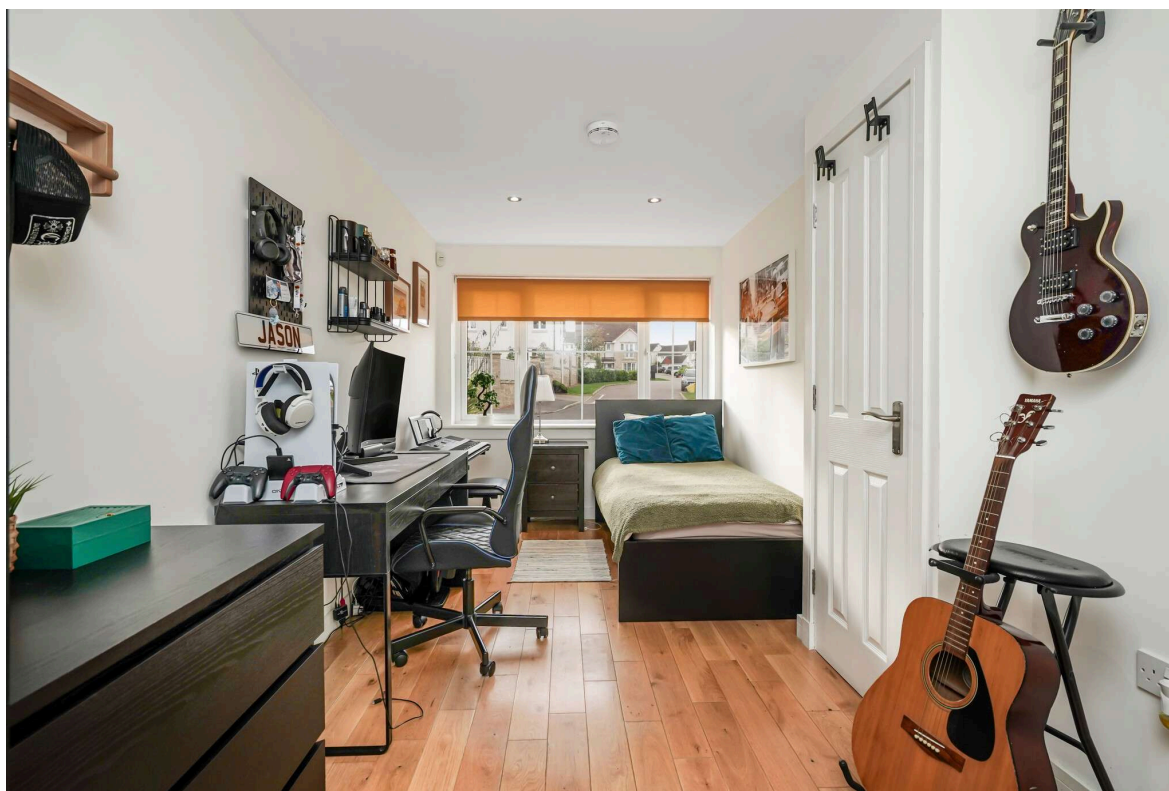
Upstairs comprises a further three well-proportioned bedrooms, the master with built in storage and an en-suite shower room with a heated towel rail, a floored attic and completing the accommodation is the bathroom with a shower over the bath and a heated towel rail. Externally, the property offers a front driveway, attractive front and rear gardens with a luxurious and versatile garden room. The garden is made up of a pergola, lawn, two deckings and a shed.

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

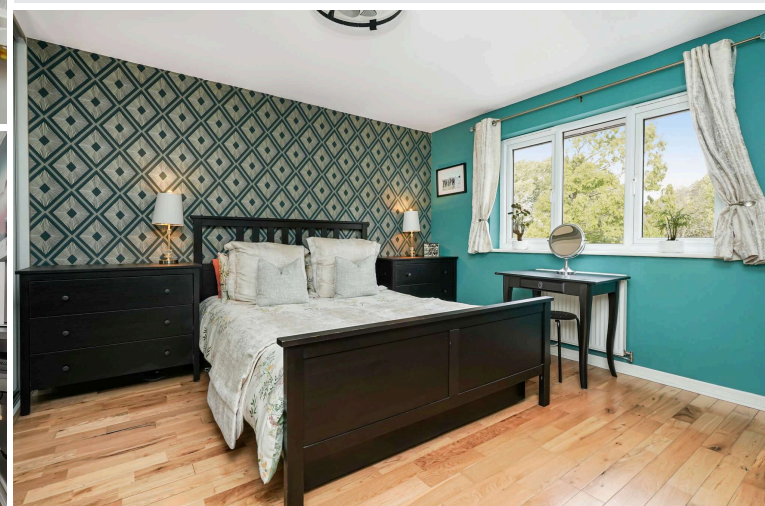
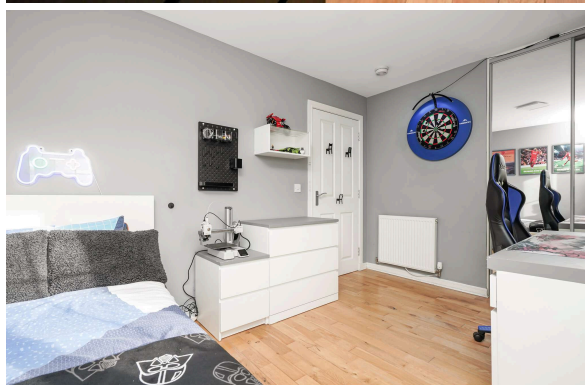




- Modern Four-bedroom detached home
 - Hardwood oak floor throughout excluding wet areas
 - Bright, spacious dining/living area with access to the garden
 - Fully fitted kitchen with access outside
 - Versatile and luxurious garden room
 - Four well-proportioned bedrooms
 - Master bedroom with en-suite shower room and bedroom 2 featuring a built in wardrobe
 - Stylish bathroom
 - Fully floor Attic
 - Landscaped garden with pergola and deckings
 - Front double driveway
 - Entrance porch
 - Downstairs WC
 - Located approximately only 8 miles from the centre of Edinburgh
- All integrated kitchen appliances will be included in the sale of the property along with all blinds in the front bedrooms & TV bracket . Living room light fixtures, free standing kitchen appliances & jacuzzi



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Sainsbury's and Aldi stores are located within a mile of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas 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.