



39 Easter Langside Medway,
Dalkeith, EH22 2FJ



4 2 2 111 C

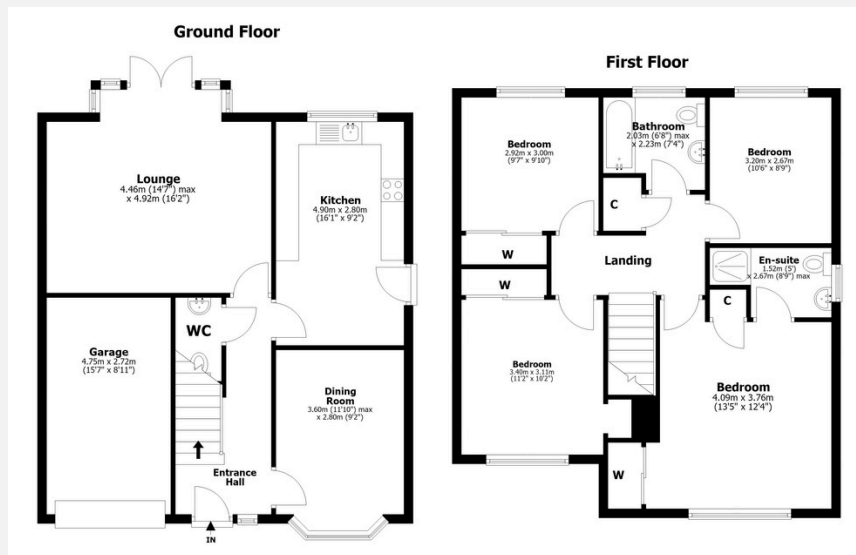
39 Easter Langside Medway, Dalkeith, EH22 2FJ

Offering bright and spacious family accommodation is this well-presented detached house. Forming part of a modern development in the sought after Midlothian town of Dalkeith, the property has gas central heating, double glazing, driveway, garage and private gardens. The accommodation includes an entrance hall with cloakroom fitted with a wc and wash hand basin. The lovely lounge has wall mounted electric fire and box bay window with French doors leading to the rear garden. There is a separate dining room with bay window overlooking the front. The kitchen has window to the rear and door to the side and is fitted with a range of modern base and wall units with the gas hob, oven, fridge/freezer, washing machine and dishwasher to remain. A carpeted staircase leads to the upper landing with storage cupboard and hatch to the loft space. The main bedroom has window to the front, fitted wardrobe, storage cupboard and en-suite shower room with window to the side. There are three further bedrooms, two of which have fitted wardrobes. Completing the accommodation is the family bathroom with window to the rear which is fitted with a three piece white suite with shower over the bath. Externally, to the front is an area of decorative stone chippings for ease of maintenance and a driveway provides off street parking and leads to the integral garage which has light and power. To the side and rear is a fully enclosed terraced garden which maximises the space to create versatile areas with large patio, lawn and garden shed. Early internal viewing of this lovely family home is essential to fully appreciate the accommodation on offer in this superb location.

Area Description

Dalkeith is a popular town for commuters with excellent transport links into Edinburgh City Centre and connections to the City Bypass. There is a wide range of shops, bars, restaurants and leisure facilities as well as local schooling at all levels.





Accommodation

Lounge:	4.45m x 4.93m (14'7" x 16'2")
Dining Room:	3.6m x 2.8m (11'10" x 9'2")
Kitchen:	4.9m x 2.8m (16'1" x 9'2")
Bedroom 1:	4.1m x 3.76m (13'5" x 12'4")
En-Suite:	1.52m x 2.67m (5' x 8'9")
Bedroom 2:	3.4m x 3.1m (11'2" x 10'2")
Bedroom 3:	2.92m x 3m (9'7" x 9'10")
Bedroom 4:	3.2m x 2.67m (10'6" x 8'9")
Bathroom:	2.03m x 2.24m (6'8" x 7'4")
Garage:	4.75m x 2.72m (15'7" x 8'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property



Aberdein Considine