

5 Laurel Bank

DALKEITH | EH22 2JG

warners
solicitors & estate agents







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Warners are delighted to present this extremely well-presented two-bedroom terraced home in the sought-after Dalkeith within easy commuting distance of Edinburgh. The property has a private enclosed garden and occupies a quiet setting within a mature residential development located in the sought-after Dalkeith. This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from gas central heating, double glazing, front/rear gardens and driveway giving off street parking. Early viewing is highly recommended to avoid missing out!

The property comprises an entrance hall, a cosy living room with under stair cupboard, a fully fitted kitchen that currently comprises a fridge/freezer, electric hob, oven, fan, washing machine, dining area, pantry and access out to the rear garden. Upstairs there are two well-proportioned bedrooms one with built in storage and views of the Pentlands and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Externally there is a front and rear garden with a front driveway, shed, lawn and decking.

- Welcoming hallway with storage
- Fully fitted kitchen with access out to the rear garden
- Cosy living room with storage
- Bathroom with shower over the bath
- Two well-proportioned bedrooms with storage and views
- Gas central heating & double glazing
- Floored Attic
- Private driveway
- Private front and rear gardens

Council tax B and Energy Rating C

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



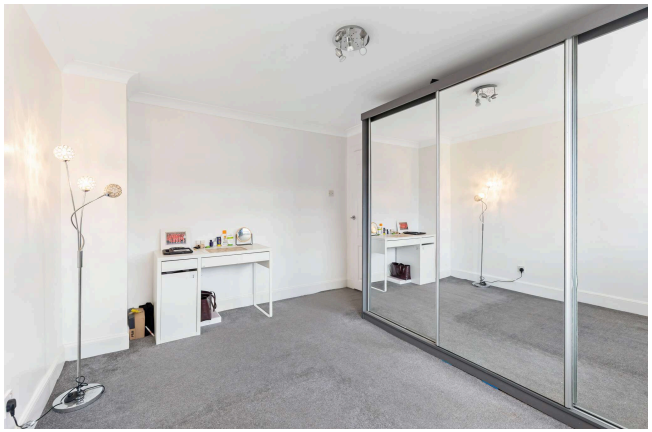


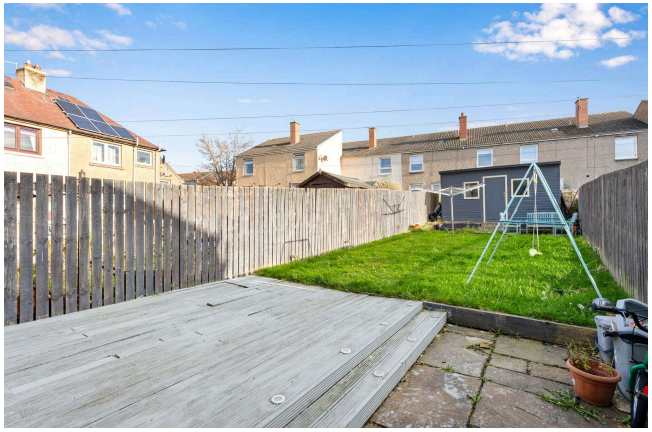


All fittings, fixtures, furniture, and curtains will be included in the sale. The tumble dryer and chandelier will not be included.

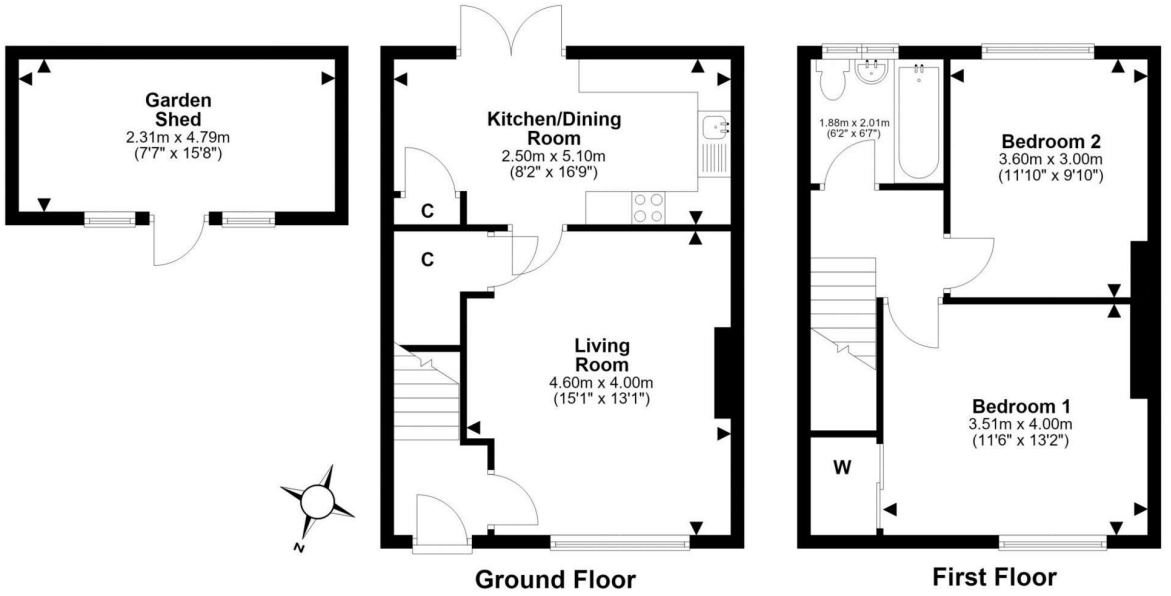
The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other 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.