

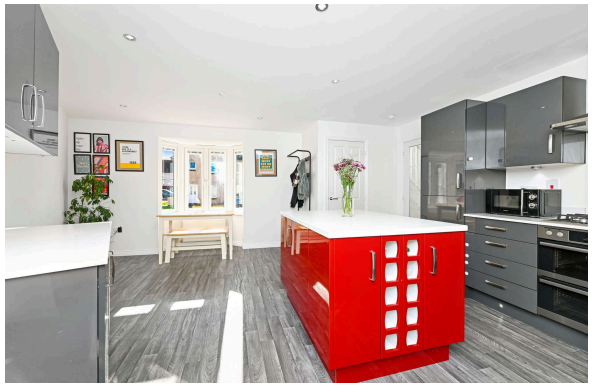
2 Wester Kippielaw Medway

DALKEITH | EH22 2GD

warners
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Superbly situated in a tucked away cul-de-sac is this exceptionally well presented and stylish terraced villa, offering generous sized living space, private garden and allocated parking. This popular town's varied amenities, transport links and schooling are all within easy reach of the property.

Early viewing is recommended to appreciate this ideal family home in ready to move into condition. See highlights below -

Living space

- Comfortable living room for relaxation, with French doors accessing garden
- Light filled dual aspect fitted kitchen beautifully fitted with graphite gloss units, pale tone worktops and a range of integral appliances
- Principal double bedroom benefiting from mirrored wardrobe storage and
- En-suite featuring a large cubicle with mixer shower/drench head and wash basin in vanity unit
- Two further bedrooms
- Family bathroom
- Entrance hall
- Downstairs WC

Features

- Gas central heating
- Double glazing
- Excellent storage facilities, including loft space

Outdoors

- Fully enclosed and double fenced for privacy, the rear garden has paved and decked areas for outdoor relaxation and a garden shed
- Allocated parking space to front

Energy Rating C, Council Tax Band E

Factor Fees are approximately £15 per month.

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





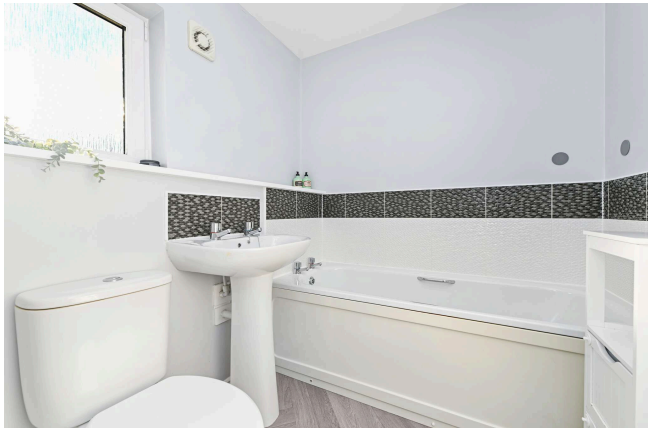


All fixtures, fittings and integrated appliances (washing machine, dishwasher, fridge/freezer, oven, hob and cooker hood) are included in the sale.

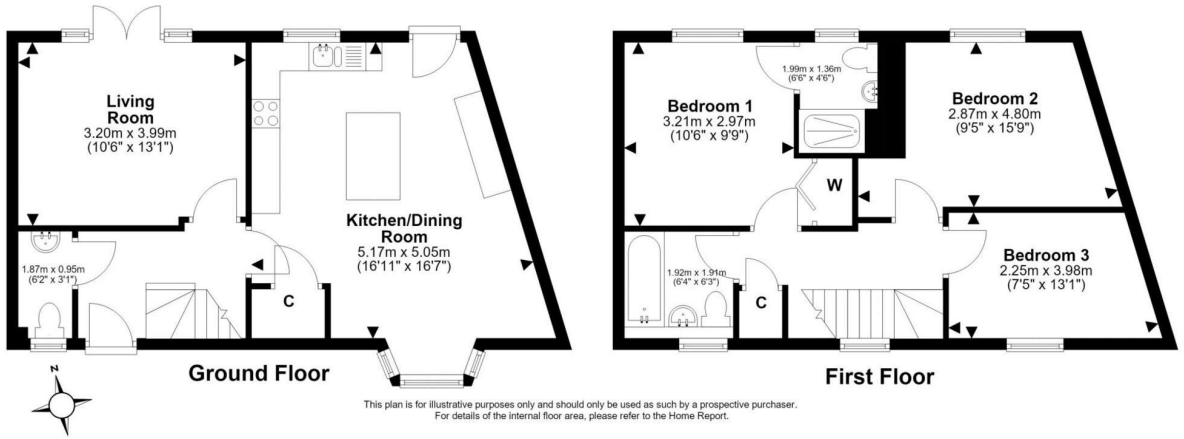
The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or in nearby Bonnyrigg. 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 such as Edinburgh City Centre 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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com