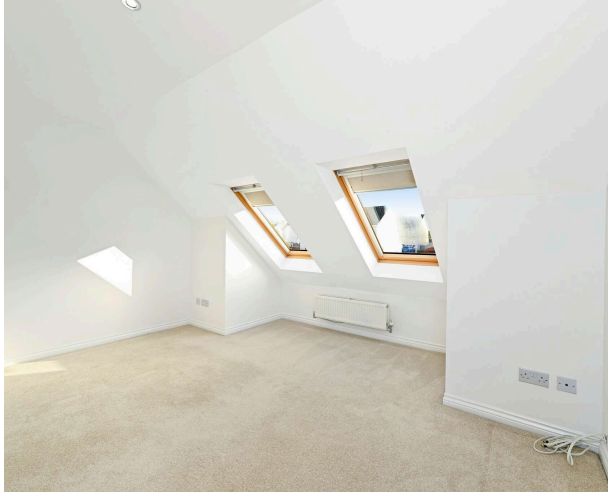


McDougall McQueen
solicitors & estate agents

11 Easter Langside Gardens, Dalkeith, Midlothian, EH22 2FF

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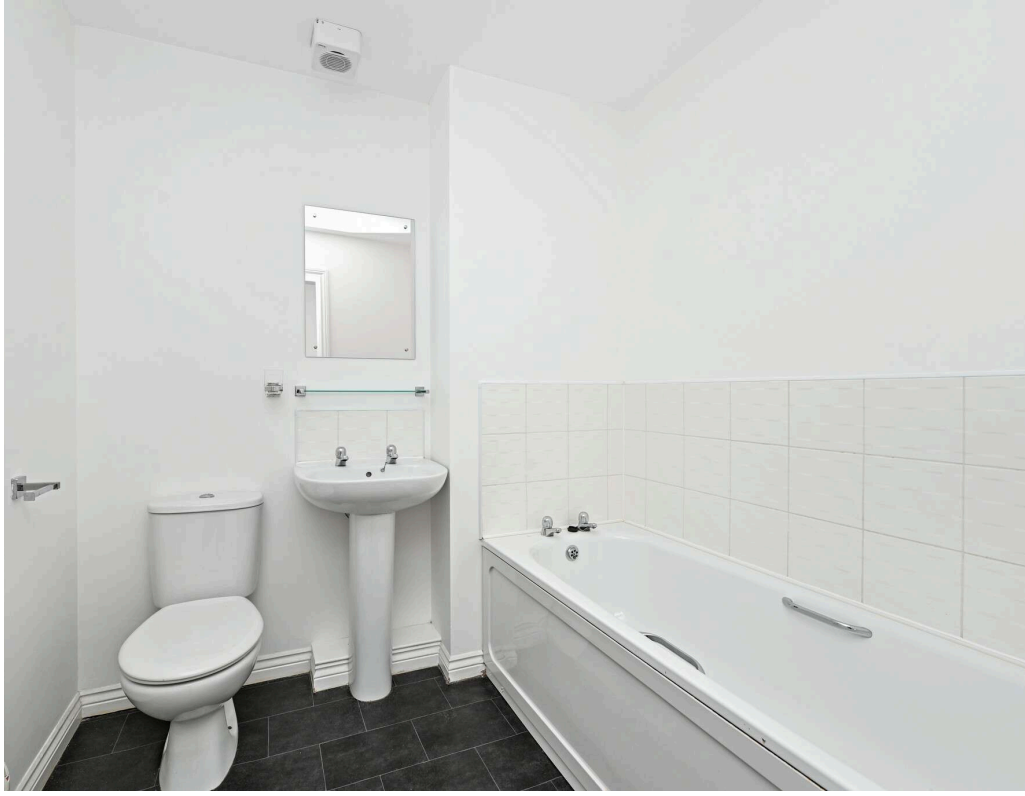
Welcome

Welcome to 11 Easter Langside Gardens - a lovely three-bedroom end-terraced townhouse, offering bright, spacious, and flexible accommodation over three levels. Situated within a popular modern residential development in Dalkeith, this superb property is ideally suited to growing families, professional couples, or those seeking adaptable living space in a convenient and well-connected location. The property boasts a generous and versatile layout, including a spacious main bedroom with en-suite facilities, and well-proportioned living accommodation. Further benefits include private garden grounds to the front and rear, an allocated parking space, and additional visitor parking. Perfectly positioned to take advantage of the excellent local amenities Dalkeith has to offer, the property lies close to a variety of shops, schooling, leisure facilities, and transport links, providing easy access to Edinburgh and the surrounding areas. Rarely available and presented in excellent order throughout, this fantastic home offers an outstanding opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- Entrance hallway with stairs to the upper level
- Spacious living room with media wall, and French doors leading to the rear garden
- New, modern, fully fitted breakfasting kitchen with a range of base and wall units, gas hob, oven, extractor, and integrated appliances including a fridge freezer, washing machine, and dishwasher
- Ground floor WC/Cloaks
- First floor landing
- Bedroom two with window to the rear
- Family bathroom with three-piece white suite
- Bedroom three with window to the front
- Top floor landing
- Main bedroom with twin rear facing Velux windows and dressing area with built-in wardrobes and store cupboard
- En-suite shower room with front facing dormer window, double shower base, electric shower, wc and sink
- Gas central heating and double glazing.
- Allocated and visitor parking
- Private garden grounds to the front and rear, side access, ideal for outside entertaining and relaxation







Dalkeith

Situated in the ever-popular town of Dalkeith, this property enjoys a convenient location within easy commuting distance of Edinburgh. The town offers an excellent range of local amenities, including Tesco, Morrisons, Aldi, Lidl, a variety of independent shops, banks, building societies, and post office. Residents are well served by an array of bars, restaurants, cafés, and leisure facilities. Dalkeith Country Park is nearby, providing beautiful open green spaces, walking trails, and outdoor recreational opportunities. Excellent schooling is available from nursery through to secondary level. Regular public transport links connect Dalkeith to Edinburgh and the surrounding areas, while the nearby city bypass provides swift access to the motorway network and beyond.



Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or any other movable items included in the sale.

Get in touch

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property@mcdougallmcqueen.co.uk

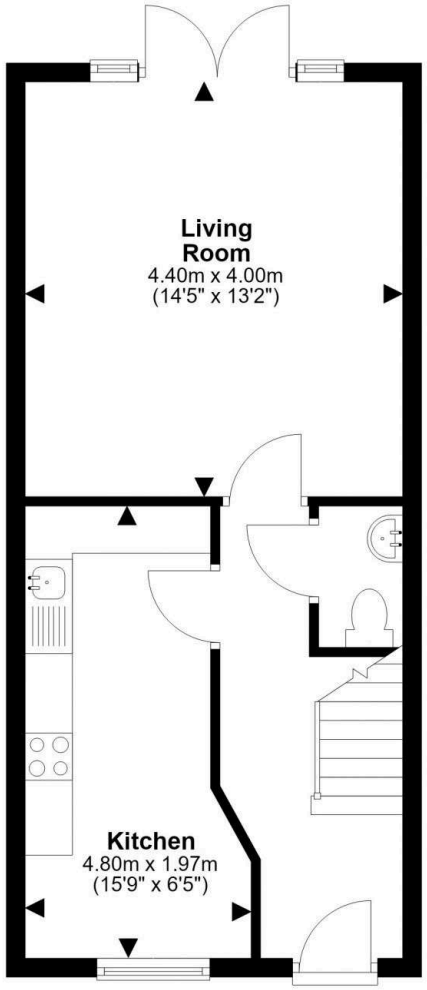
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

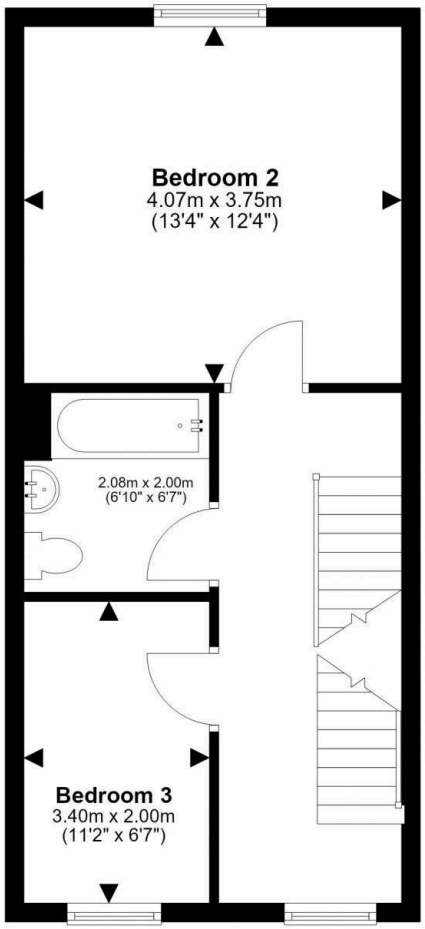
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

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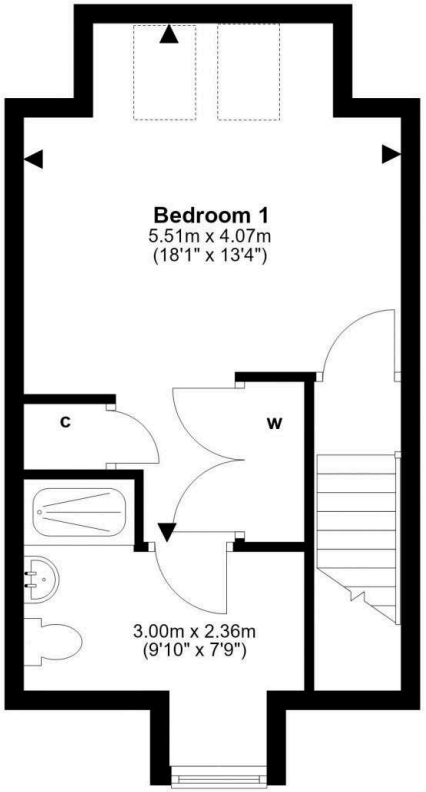
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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



Second 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.