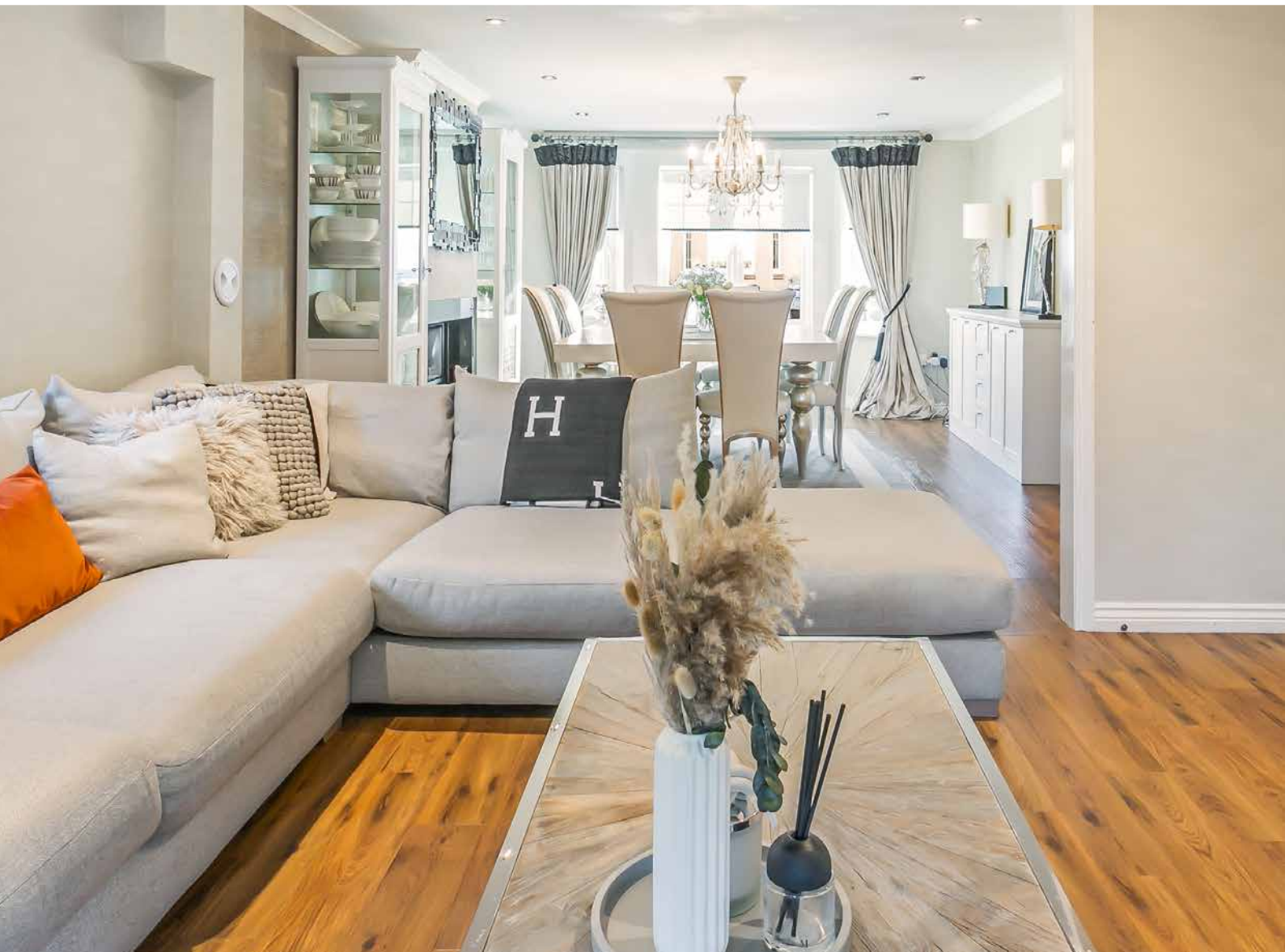


DAVIDSONS

2 WESTER KIPPIELAW LOAN

Dalkeith, Midlothian, EH22 2GJ



AN EXECUTIVE DETACHED HOUSE

*WITH BEAUTIFULLY
PRESENTED, MODERN
INTERIORS*

This three/four-bedroom executive detached house is situated within a popular modern development in Dalkeith and comes presented with attractive, modern interiors. It is accompanied by a large garden an excellent private parking, and is sure to appeal to families, with close proximity to the excellent amenities on offer in Dalkeith and the surrounding areas. A hallway welcomes you into the property and immediately sets the tone for the interiors to follow, with stylish grey décor, chic accent wallpaper, and rich wood-styled flooring. The hall is accompanied by useful built-in storage and a WC.

PROPERTY FEATURES

- Executive detached house in Dalkeith
- Presented with stylish, modern interiors
- Spacious and flexible accommodation
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall with storage and WC
- Light-filled, dual-aspect living/dining room
- Versatile garden room/play room
- Study/fourth bedroom
- Airy kitchen/breakfast room with utility room
- Principal bedroom with walk-in wardrobe, additional built-in wardrobes, and en-suite
- Two further double bedrooms (one with en-suite)
- Stylishly presented family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Large, fully enclosed rear garden
- Integral double garage
- Private double driveway



TABLE OF CONTENTS



07

Reception rooms

Elegant living areas for entertaining and family life



11

Kitchen/breakfast room

Appealing for home cooks and dinner parties



13

The bedrooms

Three or four tranquil sleeping areas located on the first floor



15

The bathrooms

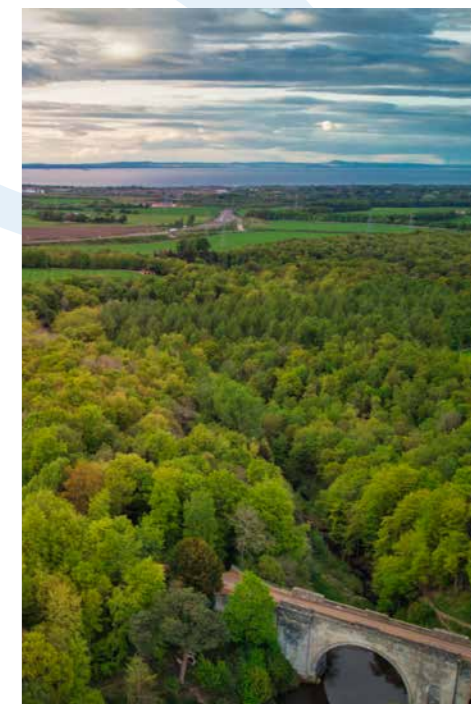
Well-appointed washrooms, two en-suites, a family bathroom & a WC



17

Gardens & parking

Fully enclosed and therefore reassuring for small children and pets



23

Dalkeith

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh

ELEGANT LIVING AREAS

FOR ENTERTAINING AND FAMILY LIFE

The living and dining room occupies a wonderfully generous footprint, offering plenty of space for configurations of both lounge and dining furniture. The reception room continues the attractive presentation of the hall with similar pared-back, yet stylish décor, enhanced by the same wood-styled flooring and a wall-set gas fire. The room flows, via double doors, into a spacious and versatile sun room, which is currently being utilised as a children's play room and could lend itself to a variety of uses.





KITCHEN/BREAKFAST ROOM

APPEALING FOR HOME COOKS AND DINNER PARTIES

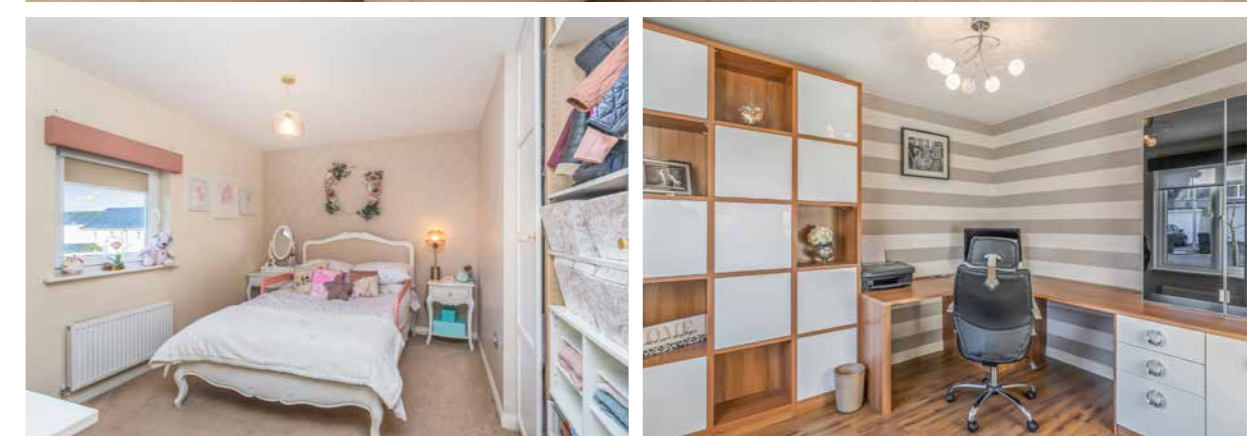
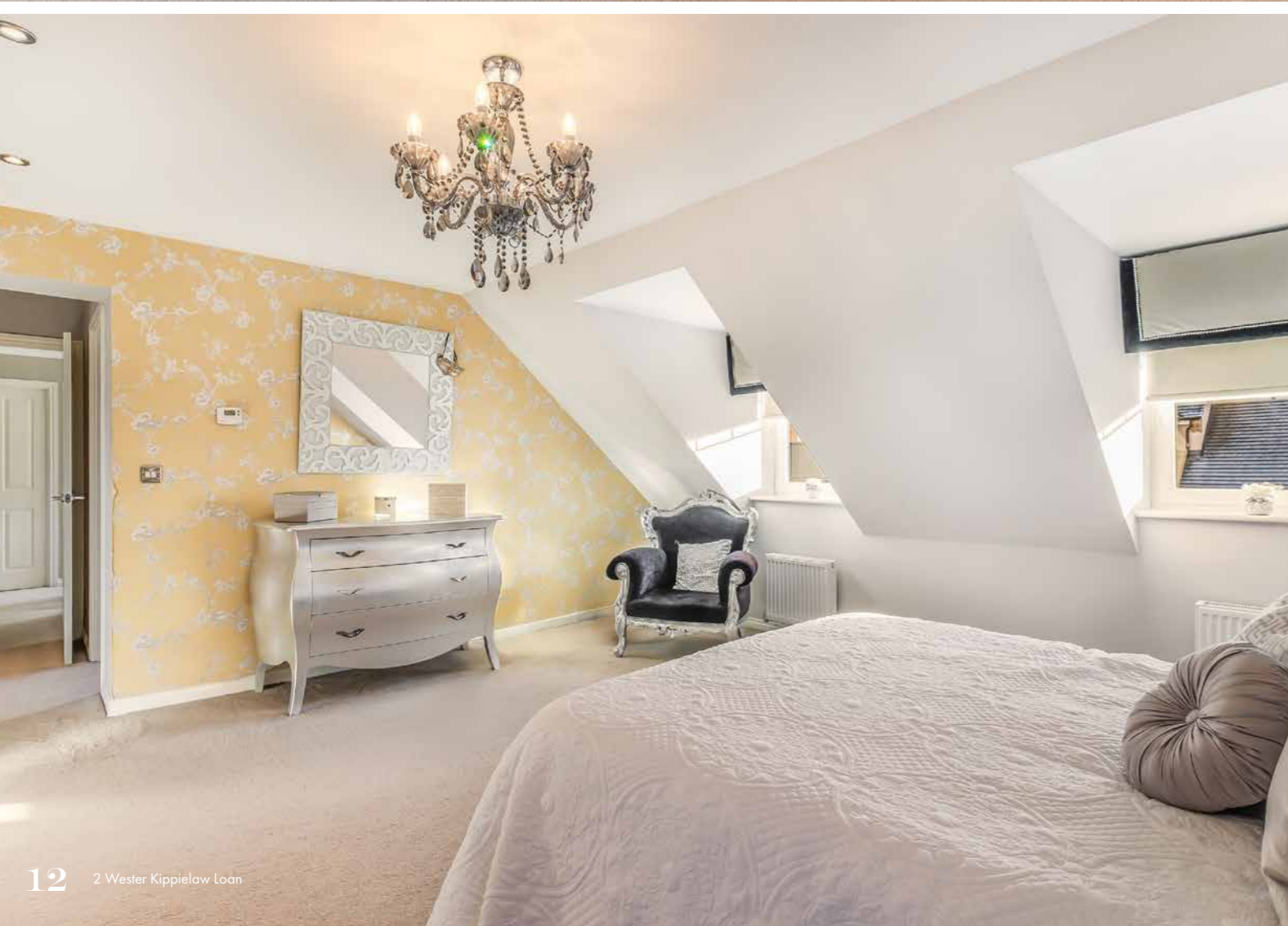
The kitchen is fitted with a wide range of glossy, contemporary wall and base cabinets, worktops, and matching splashbacks, with integrated appliances comprising an oven, a combination microwave, a gas hob, an extractor hood, a fridge, a freezer, and a dishwasher. Provision is made for a four-seater dining table, ideal for morning coffee, busy weekday breakfasts, and socialising while cooking. An adjoining utility room (with external and garage access) houses additional cabinetry, a washing machine, and a dryer.





TRANQUIL SLEEPING AREAS

The bedrooms are found on the first floor, approached via a landing with built-in storage. The luxurious principal bedroom is accompanied by a large dressing room, additional built-in wardrobes, and an en-suite shower room. There are two further double bedrooms, one of which also accommodates a built-in wardrobe and enjoys its own en-suite shower room. A study on the ground floor provides an ideal space for those who work or study from home, with potential to be used as a fourth bedroom, if desired.





WELL-APPOINTED WASHROOMS

The en-suite shower rooms both enjoy shower enclosures, basins set into vanity storage units, and WCs, all enveloped by stylish wall tiling. The family bathroom completes the accommodation and comprises chic wall tiling, a bath with a shower attachment, a basin atop a vanity unit, and a WC.

Gas central heating and double glazing ensure year-round comfort and efficiency.





LARGE GARDEN & OUTSTANDING PARKING

Externally, the house is perfectly complemented by a large rear garden, fully enclosed and therefore reassuring for small children and pets. The garden features a spacious, well-maintained lawn, a large decked terrace for outdoor dining furniture and barbecues, and decorative raised planters. Excellent private parking is provided by an integral double garage and a double driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



2 WESTER
KIPPIELAW LOAN

PROPERTY NAME

2 Wester Kippielaw Loan

LOCATION

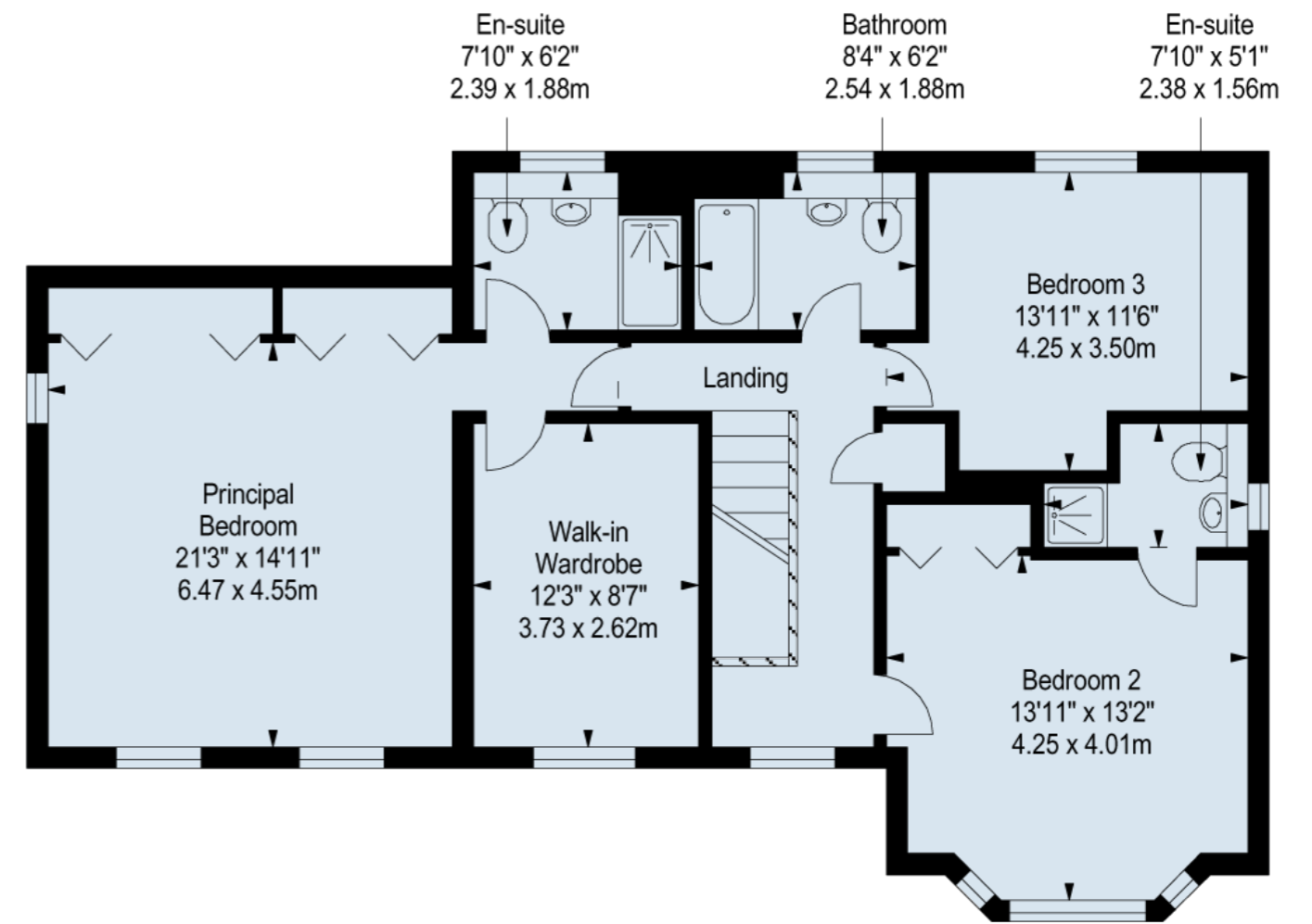
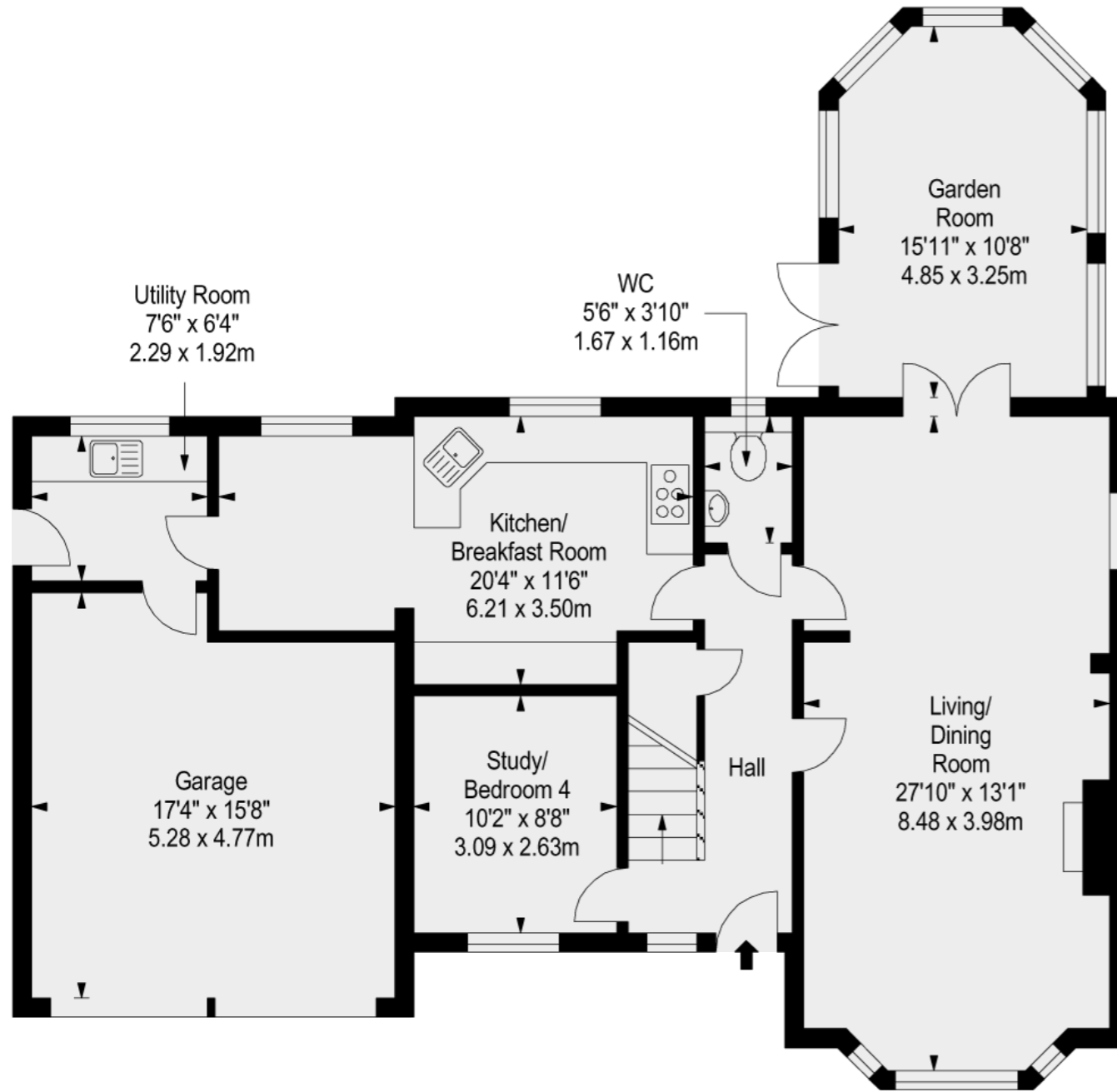
Dalkeith, Midlothian, EH22 2GJ

APPROXIMATE TOTAL AREA:

214.6 sq. metres (2310.0 sq. feet)

● - Ground Floor ● - First Floor

The floorplan is for illustrative purposes. All sizes are approximate.





DALKEITH

NESTLED IN THE
BEAUTIFUL MIDLOTHIAN COUNTRYSIDE

Just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education are provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

DAVIDSONS

SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

**FOR MORE INFORMATION
PLEASE CONTACT:**

T: 0131 558 9999

E: ainhaigh@davidsons-solicitors.co.uk

F: 0131 557 3139

**35 Albany Street, Edinburgh, EH1 3QN
DX 551061 Edinburgh 6**



DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.