

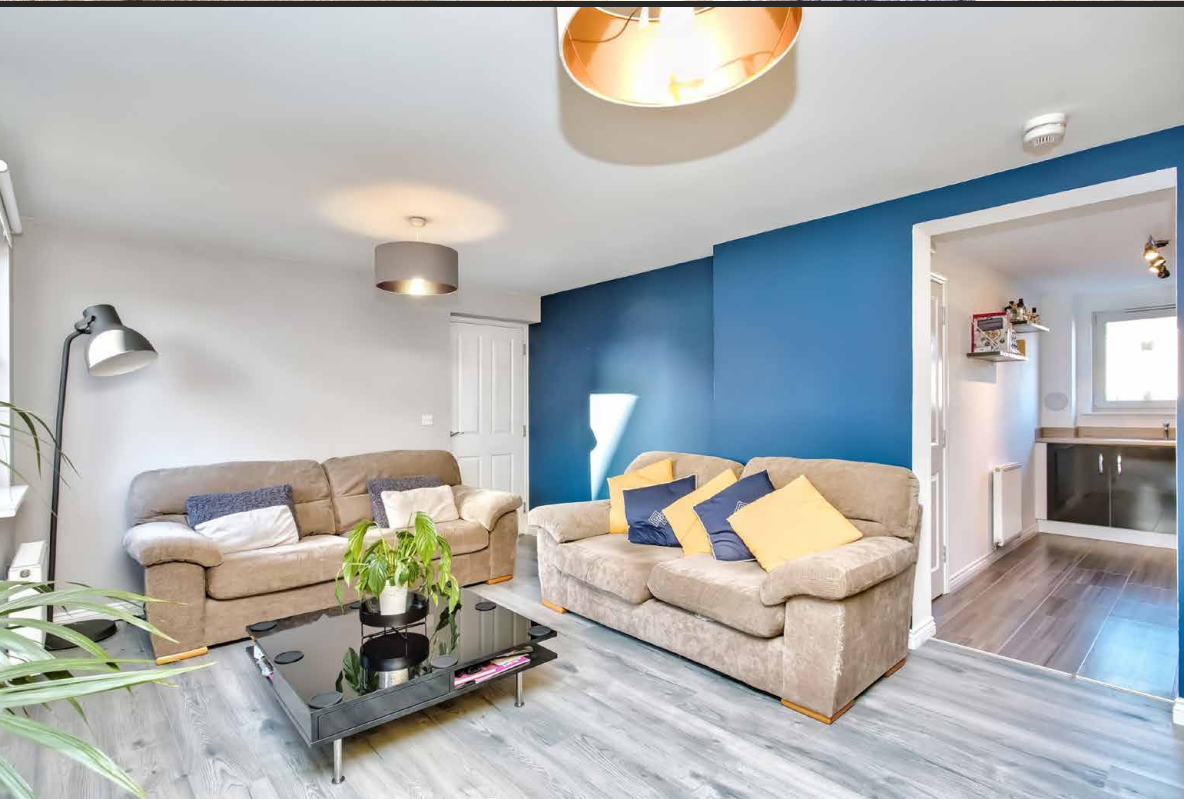


67 Wester Kippielaw Drive

Dalkeith, Midlothian, EH22 2GR

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Brought to market in an immaculate, move-in condition, this first-floor flat forms part of an established modern development in Dalkeith and boasts exceptionally stylish, contemporary interiors. The flat is sure to appeal to a wealth of buyers and accommodates two bedrooms, a spacious reception room, a kitchen, and two bathrooms. Externally, the development is set in well-kept shared grounds and offers allocated parking for residents.

The front door is reached by a secure shared entrance and stairwell, and you are welcomed inside by an inviting hallway with built-in storage, where the tone for the stylish interiors is set with pared-back neutral décor and wood-styled flooring. Following the hall along to the end, you reach a semi open-plan kitchen, living, and dining room, offering an ideal space for everyday life and entertaining alike. The living area provides a flexible floorspace for arrangements of lounge and dining furniture, and it is presented with on-trend mustard yellow and navy-blue décor, enhanced by the same flooring as the hall. In the adjoining kitchen, contemporary gloss-grey cabinetry is accompanied by spacious worktops and metro-tiled splashbacks, with integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, dishwasher, and washing machine.

Returning back to the hall, you will find the flat's two well-proportioned double bedrooms. These tranquil sleeping areas continue the chic presentation of the preceding accommodation with their own unique, modern décor and plush carpets, with both also supplemented by built-in wardrobes with mirrored sliding doors. The principal bedroom further benefits from an en-suite shower room.

Features

- First-floor flat in Dalkeith
- Beautifully presented, contemporary interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Semi open-plan kitchen, living, and dining room
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Well-kept shared grounds
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C





“Contemporary gloss-grey cabinetry is accompanied by spacious worktops and metro-tiled splashbacks”







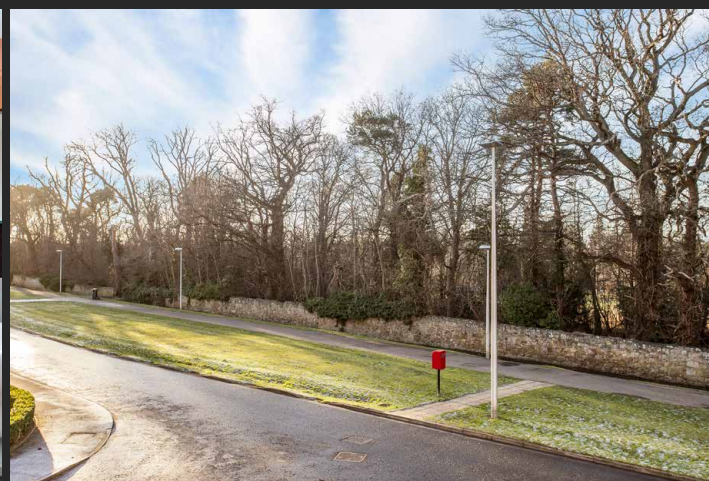
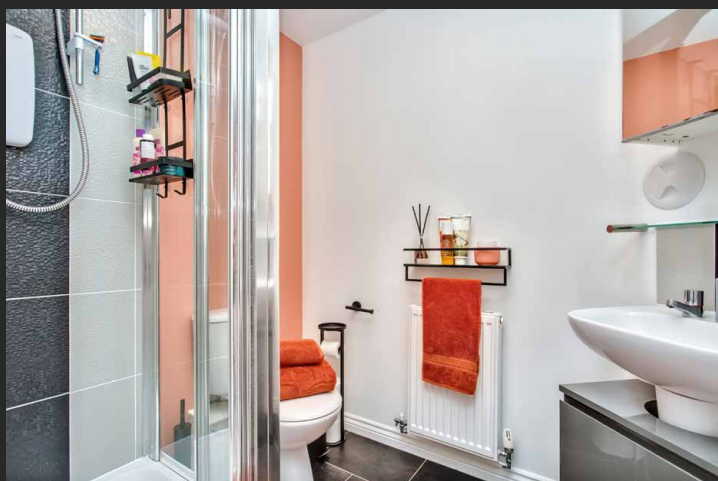
Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a glazed screen, and a tiled surround, a pedestal basin with an illuminated mirror above, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within well-kept grounds and lies adjacent to open parkland, and the flat has an allocated parking space.

Extras: All fitted floor coverings, window coverings, light fittings (excl. the hall, living room and main bedroom), and integrated kitchen appliances will be included in the sale.

Area

Nestled in the beautiful Midlothian countryside, yet 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 is 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.

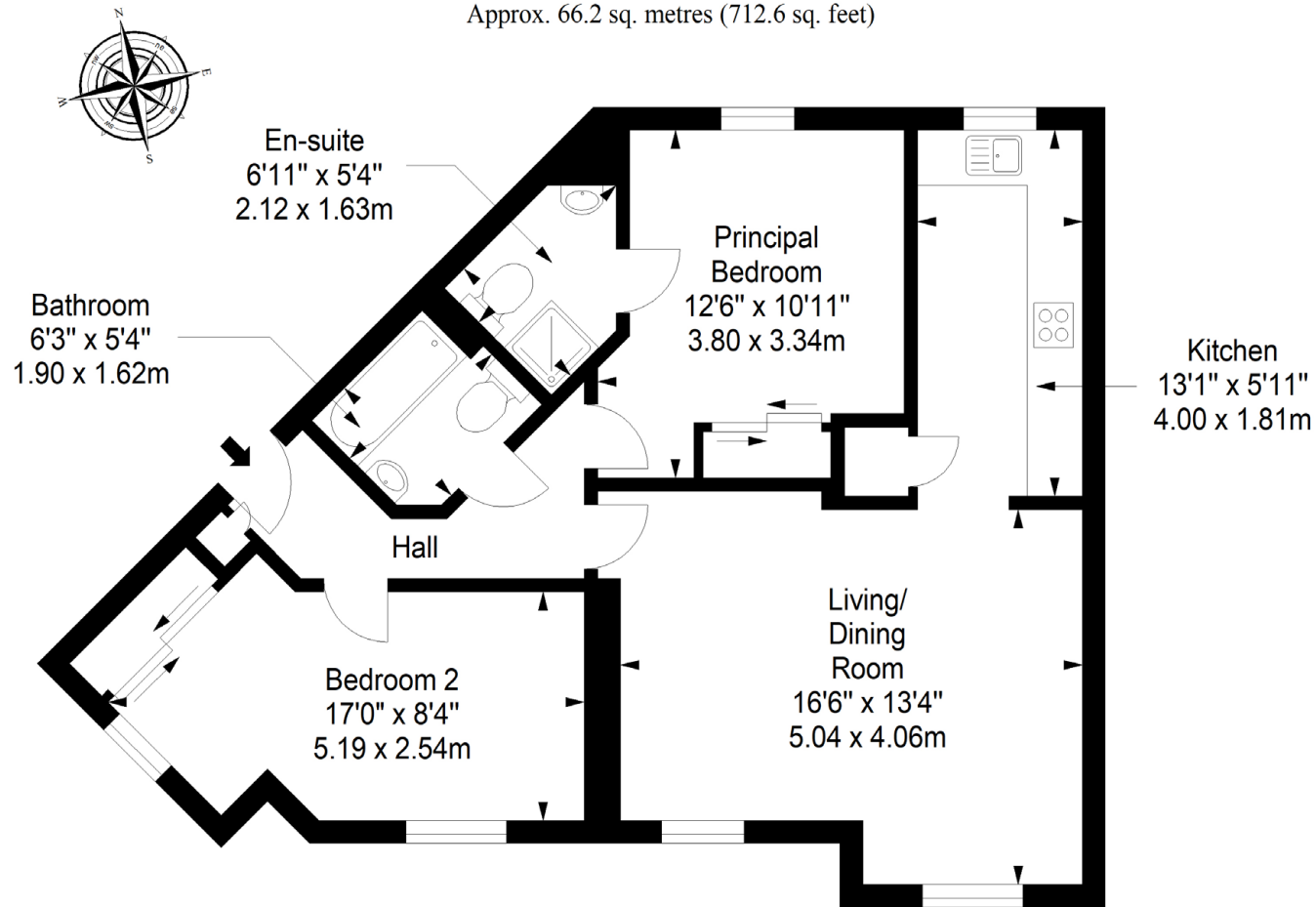




Floorplan

First Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)

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