

46 Westhouses Road

DALKEITH, MIDLOTHIAN, EH22 5QP



Three bedroom mid terrace house in Dalkeith



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Nestled in the heart of the sought-after Westhouses Road, Dalkeith, this delightful three-bedroom mid-terrace house presents an ideal blend of comfort, convenience, and modern living.

THE LIVING ROOM



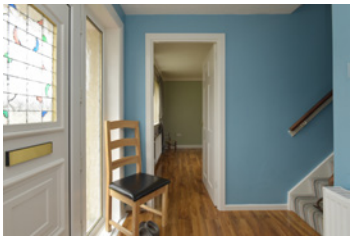
Upon entering, you are greeted by a spacious dual-aspect living room on the ground floor, offering abundant natural light and a welcoming ambience for relaxation or entertaining guests.

THE KITCHEN



The well-appointed kitchen is equipped with a gas hob, providing convenience for culinary enthusiasts, ample workspace, and a convenient back door leading to the rear garden, perfect for alfresco dining or enjoying the outdoors.





Ascending the stairs, you will find three double bedrooms, each offering comfort and privacy, making them ideal for families or those seeking additional space for guests or home office setups. Complementing the bedrooms is a modern three-piece shower room, providing convenience and a contemporary style.

BEDROOM 1



BEDROOMS 2 & 3



THE SHOWER ROOM



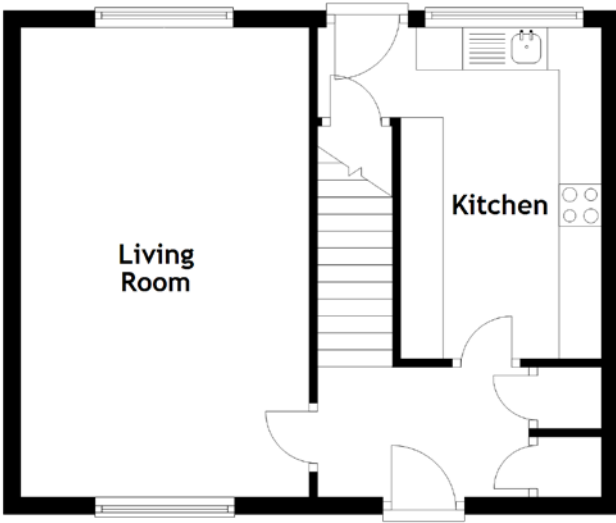
Outside, the property boasts private front and rear gardens, offering peaceful retreats for outdoor leisure activities or gardening enthusiasts. Additionally, the property benefits from a car park to the rear, providing unallocated parking spaces for residents and visitors alike.

Don't miss the opportunity to make this charming property your new home, offering comfort, convenience, and modern living in a desirable location. Contact us today to arrange a viewing and experience the allure of Westhouses Road living firsthand!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

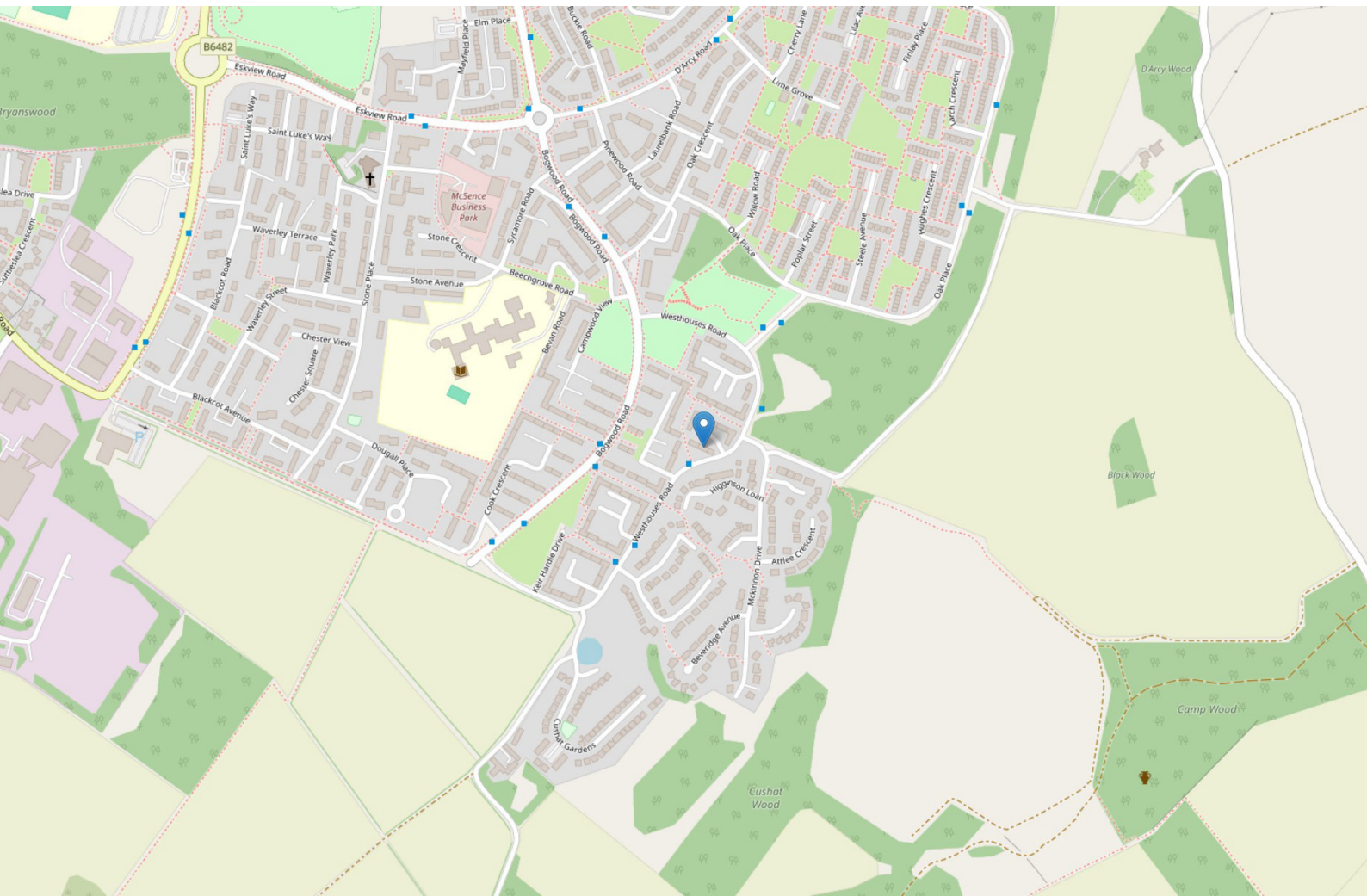


Approximate Dimensions
(Taken from the widest point)

Living Room	5.54m (18'2") x 3.40m (11'2")
Kitchen	3.87m (12'8") x 3.35m (11')
Bathroom	2.80m (9'2") x 2.53m (8'4")

Bedroom 1	3.76m (12'4") x 2.89m (9'6")
Bedroom 2	4.31m (14'2") x 2.60m (8'6")
Bedroom 3	2.83m (9'3") x 2.45m (8')

Gross internal floor area (m²): 83m²
EPC Rating: C



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.





Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location and there is also a good choice of banking, building society and post office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the city bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach.

Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job.

There are regular and frequent bus services to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



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