



**lindsays**

4 Wester Kippielaw Medway,  
Dalkeith, Midlothian, EH22 2GD

*"A lovely modern semi detached villa with large enclosed garden enviably located in a small cul-de-sac within a sought after development"*

- Hall
- WC
- Sitting/dining room with French doors to the rear garden
- Contemporary kitchen/breakfast room with integrated appliances
- Two double bedrooms with fitted wardrobes
- Nursery bedroom/study
- Stylish extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Intruder alarm

EPC Rate C

**OFFERS OVER £235,000**



## Description

Forming part of a sought after development minutes from all the town has to offer, this beautifully presented semi detached villa is particularly pleasantly located within a leafy cul-de-sac and comes complete with a large landscaped rear garden. The sitting/dining room offers plenty of space for family and friends and French doors give direct access to the rear garden. The contemporary kitchen is both practical and stylish and comes complete with integrated appliances. Also, on the ground floor there is a guest WC. Upstairs, there are two double bedrooms with fitted wardrobes, a nursery bedroom/study and an extensively tiled family bathroom with shower. Additional benefits include gas central heating, double glazing and an intruder alarm. Private garden ground lies to the front and rear of the house and there is private allocated, as well as visitor, parking within the cul-de-sac. The exceptionally spacious rear garden is fully enclosed and particularly private. It has been landscaped recently creating useful storage areas, a lovely patio for long summer evenings and a play area for young children.

## Area

Dalkeith is a popular town lying approximately eight miles south-east of Edinburgh, surrounded by pleasant, open countryside stretching to the Borders and East Lothian. Whilst the city centre is readily accessible (journey time approximately 20 minutes), the town itself plays host to large branches of Tesco, Morrison and Lidl, as well as a number of independent shops, restaurants and hostels. The local schools have an excellent academic reputation and leisure options range from activities at the leisure centre/swimming pool to the wonderful open spaces of Dalkeith Country Park. There are also a number of community social clubs and golf courses. The city by-pass is within a short drive and links with the A1 south, as well as the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

## Viewing

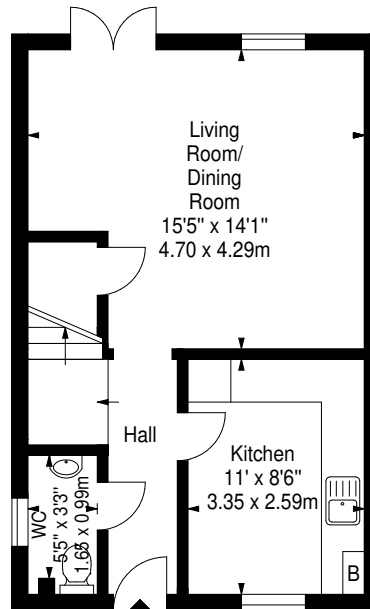
Sunday 2-4pm or by appointment contact Lindsays



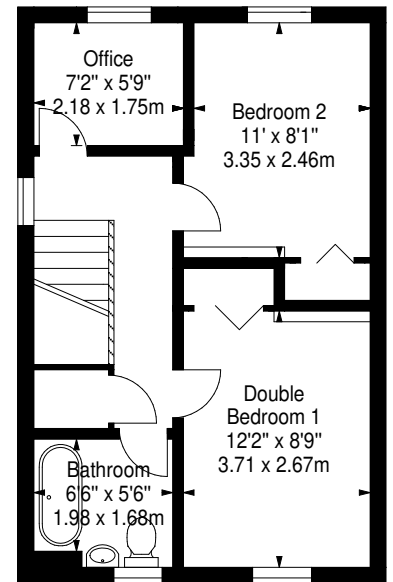
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Approx. Gross Internal Area  
804 Sq Ft - 74.69 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.