



Fixed Price

**£415,000**

## 6 Wester Kippielaw Green

Easthouses | Midlothian | EH22 2GF

Neilsons are delighted to offer on to the market this exceptionally appealing detached villa which enjoys a peaceful setting on an attractive cul-de-sac, forming part of a highly sought-after modern development in the popular Midlothian town of Dalkeith. The property is presented in immaculate move-in condition throughout and offers generously proportioned and highly flexible living which is sure to appeal to the growing family and those working from home on a permanent basis.

-  5 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



## Description

The home welcomes you through a spacious hallway with a staircase and storage facilities, A generously sized reception room, spanning over 7 meters in length, boasts hardwood flooring, a modern color scheme, and a southerly aspect providing picturesque views over the communal green area. Adding to the living space is a conservatory at the rear, offering an additional informal lounge area flooded with natural light. The modern fitted kitchen features dark-toned wall and base units, complemented by appealing white solid worktops and a tiled floor, with a utility area conveniently situated nearby. Completing the lower floor is a versatile bedroom, perfect for use as a home office, study, or playroom, with a WC adjacent. Ascending to the upper level, the main sleeping quarters await, where the principal bedroom impresses with its generous proportions, triple glass-fronted built-in wardrobes, and an en-suite shower room. Another double bedroom on this level also boasts an en-suite and mirrored built-in wardrobes, while two further double bedrooms and a family bathroom complete the accommodation. Recently freshly painted throughout, this property offers a wonderful opportunity for a growing family.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property sits on a generous corner plot, to the rear of the property sits a large double garage with driveway to the front. To the front of the property is a highly decorative garden with plants and shrubbery and pathway leading to the front door. An enclosed rear garden is safe for children and pets. Directly accessed from the property is a raised deck with pergola housing a hot tub, which is negotiable as part of the sale. To the far end of the garden is a quiet and relaxing patio, ideal for outside entertainment.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Wester Kippielaw Green forms part of an exclusive modern development, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the borders and Edinburgh City Centre.



Approx. Internal Area 168.21 Sq M / 1811 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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