



25 Sandyriggs Gardens, Dalkeith, Midlothian, EH22 2ED

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens, driveway and a detached garage. Set on a quiet cul-de-sac, in a modern residential development, located in the popular Dalkeith, southeast of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, utility room, a master bedroom with an en-suite shower room, three further flexible bedrooms, a family bathroom and a ground floor WC.

Tastefully finished throughout, highlights include a stylish kitchen with integrated appliances and modern bathroom suites. In addition, there is gas central heating, double glazing, and good storage including a loft and the garage with power and lighting.

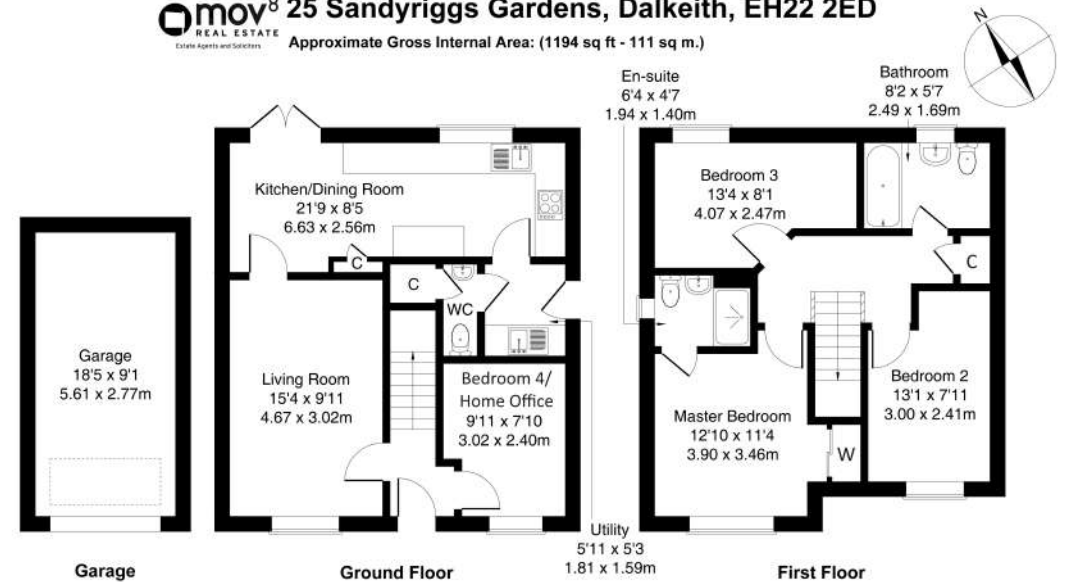
Externally, the property benefits from a front garden with a lawn and a privacy perimeter wall, whilst a multivehicle driveway continues along the side to the garage. In addition, a generous rear garden includes a lawn, paved patio, low-maintenance gravel landscaping, and a storage shed, bordered by a shared green.

The development also offers additional unrestricted on-street parking and visitors' spaces; and well-maintained communal grounds and open spaces.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and the front-facing rooms on the ground floor. A bright and tastefully finished living room, offers a spacious room size, with carpeted flooring and a light fitting. Set off the lounge, a stylish dining/kitchen features patio doors leading to the garden; and affords access to the utility room with further garden access, units, a sink with a drainer and access to a convenient WC. Modern kitchen units and worktops include matching upstands, a sink with a drainer; and an integrated double oven, a gas hob, a fridge/freezer and a dishwasher; with a freestanding washing machine housed in the utility. Completing the ground floor, a flexible fourth bedroom could be used as a home office if desired.

On the upper floor, the master bedroom is set to the front, with light decor, carpeted flooring, a built-in wardrobe with mirror sliding doors, and a modern en-suite shower room. Two further carpeted bedrooms are set to opposite aspects, with ample space for freestanding furnishing. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath and a mix of wall panelling and tiled splash walls.

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Approximate Gross Internal Area: (1194 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including nearby Aldi and Sainsbury's stores, plus Morrison's and Lidl supermarkets in town. Conveniently located, both the city bypass and Eskbank train station can be reached in a few minutes, providing excellent commuter and public transport links to central Edinburgh, the surrounding areas, and

some of Edinburgh's largest retail parks including Fort Kinnaird and Straiton, the latter hosting one of Scotland's two IKEA stores. Woodburn Primary School and Dalkeith High School are a short walk from the property, which include a gym and swimming pool available for public use. Dalkeith Country Park is situated close by with riverside and woodland walks, as well as shops, a cafe, and an outdoor nursery.





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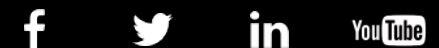
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