



23 Sandyriggs Loan
DALKEITH | EH22 2FS


warners
solicitors & estate agents





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Beautifully appointed detached villa with four bedrooms, private gardens, driveway and garage, forming part of a well established modern development, conveniently positioned on a quiet cul-de-sac, in the most popular Dalkeith area, close to excellent road links and local amenities. This well presented family home offers bright, spacious and well-planned accommodation over two levels. The modern fitted kitchen with ample dining space, is particularly appealing with French doors to a fully enclosed, landscaped rear garden with fantastic summer house/bar/office/gym/studio, shed and hot tub. The family bathroom is stylishly fitted and the principal bedroom has a convenient en-suite shower room. Externally the private South West facing rear garden is well maintained with large patio areas, flower beds and mature trees, and to the front there is a private garden, monobloc driveway and garage. Early viewing of this lovely family home is highly recommended.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Cul-de-sac setting
- Entrance hall
- Spacious living room with under-stair storage
- Stylish dining kitchen with French doors to rear garden
- Utility room with side door access and wc
- Principal bedroom with modern en-suite shower room
- Three further bedrooms
- Family bathroom with mains shower over bath and vanity sink unit
- Gas central heating & double glazing
- Enclosed landscaped rear garden with hot tub, large cabin, patio area and mature trees
- Private front garden & monobloc driveway

EPC Rating C.

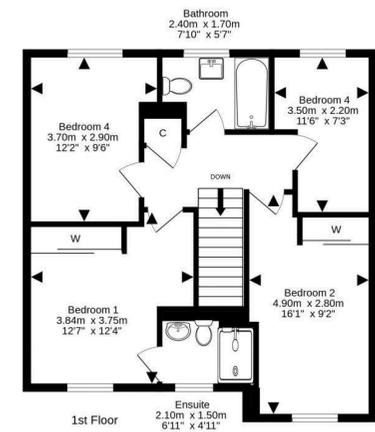
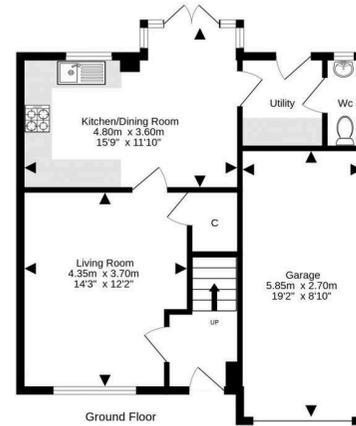
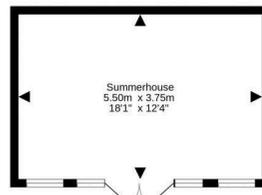
Extras include all fitted wardrobes , bathroom vanity units and roller blinds. The hot tub, dining table and pool table may be available by separate negotiation.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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