



5 Wester Kippielaw Grove  
DALKEITH | MIDLOTHIAN | EH22 2GA

  
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Set in the heart of a modern development, surrounded by manicured communal grounds and moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Boasting an allocated parking space, a communal bike store, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright lounge which flows through to the contemporary kitchen with attractive units, a large double bedroom with Juliet balcony, built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with three piece suite.

- Modern first floor apartment
- Allocated parking space
- Communal bike store
- Manicured communal ground
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Two bathrooms

All blinds and lampshades will be included in the sale, along with the integrated washing machine/dryer/dishwasher and fridge/freezer.

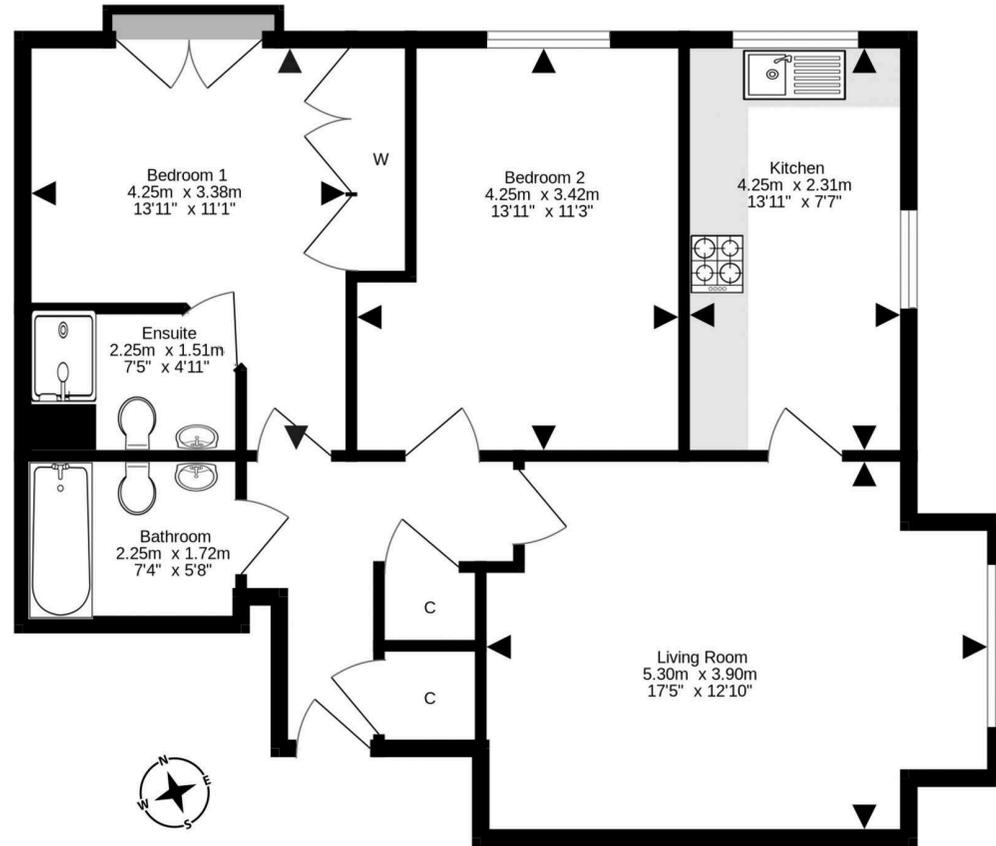
EPC Rating B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Sainsbury's and Aldi stores are located within a mile of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas 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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