



77 Wester Kippielaw Drive  
DALKEITH | EDINBURGH | EH22 2GR

  
**warners**  
solicitors & estate agents



## 77 Wester Kippielaw Drive

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Warners are delighted to present to market this exceptionally well presented 1st floor apartment with a lovely open outlook, forming part of a select modern development, set within well maintained communal grounds and well placed for super amenities and transport links.

This lovely flat is offered to the market in move-in condition and boasts a stylish contemporary interior, with many pleasing features. The main living area falls naturally into leisure, dining and cooking zones, with three windows ensuring an abundance of natural light. This is an extremely sociable space, perfect for relaxing and entertaining. The kitchen features on trend cabinetry and comes with a full complement of appliances. There are two comfortable double bedrooms, the master having the advantage of an en-suite shower room and integrated storage. This is in addition to the principal bathroom which boasts a stylish white three piece suite. Further benefits on offer include gas central heating, double glazing, an entry phone security system and a private allocated parking bay. Early viewing is recommended!

- Welcoming hallway with storage cupboard
- Light and spacious dual aspect living room/dining room/kitchen
- Master bedroom with en-suite shower room and integrated storage
- Further double bedroom
- Principal bathroom with stylish three piece suite
- Gas central heating
- Double glazing
- Entry phone security system
- Private allocated parking bay
- Communal grounds

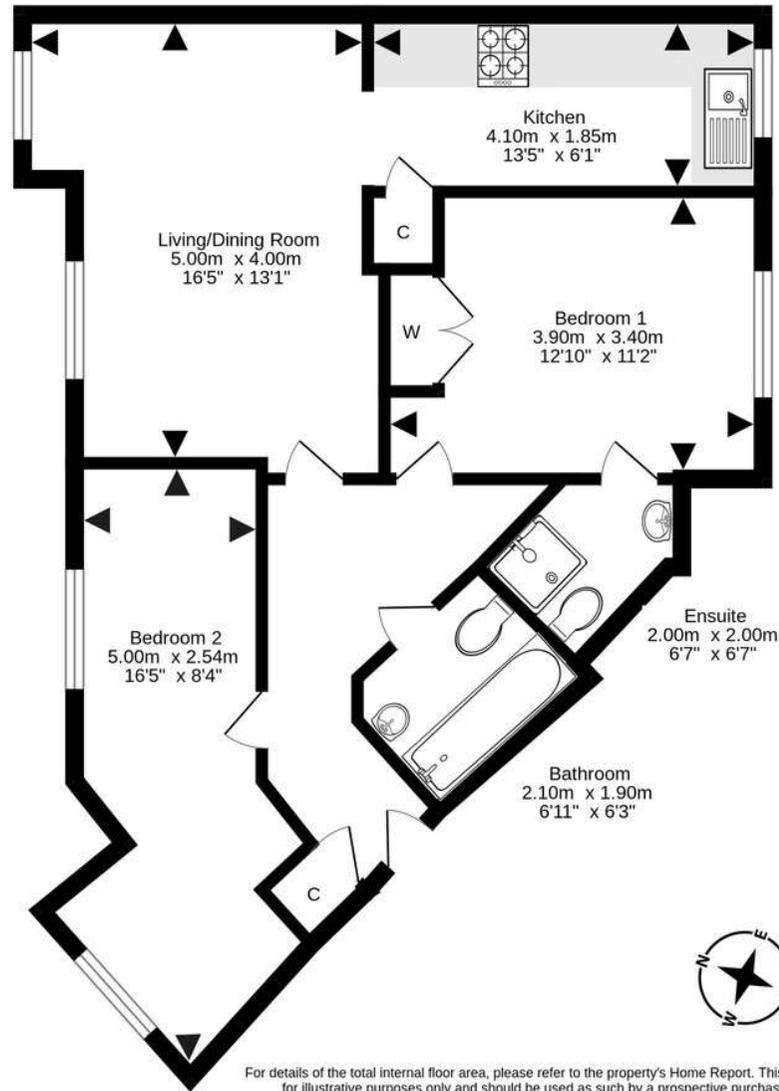
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances, light fittings, curtains and blinds along with mirrored cupboard in bedroom 2 will be included in the sale of the property. EPC: B

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. Made with Metropix ©2024