



CLANCYS

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7 Wester Kippielaw Park

Dalkeith, EH22 2GE



1



3



2



EPC

C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to present to the market this beautiful three-bedroom end terraced house situated on an enviable corner plot in a modern development in the bustling Midlothian town of Dalkeith. The property is presented in excellent order throughout and will make a superb family home. The accommodation briefly comprises a welcoming entrance hall, lounge, a modern fully fitted dining kitchen with a good selection of quality base and wall units complimented by ample worktop surfaces that incorporates a gas hob, oven, extractor, integrated dishwasher, integrated washing machine and integrated fridge freezer. A carpeted staircase leads to the upper landing which gives access the master bedroom which provides a tranquil retreat and comes complete with fitted wardrobes and a stylish en-suite shower room, there are two further bedrooms and a family sized bathroom with glass screen and shower. The property further benefits from gas central heating and double glazing. External soffit and security lighting. Private garden grounds which are ideal for outside entertaining and an allocated parking space with additional visitor parking. Viewing is highly recommended to fully appreciate the standard and quality of accommodation on offer.

Factoring

The development is managed by Hacking & Patterson management services, 2 Redheughs Rig South Gyle, Edinburgh. A fee of approximately £100 is payable quarterly.

Location

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.

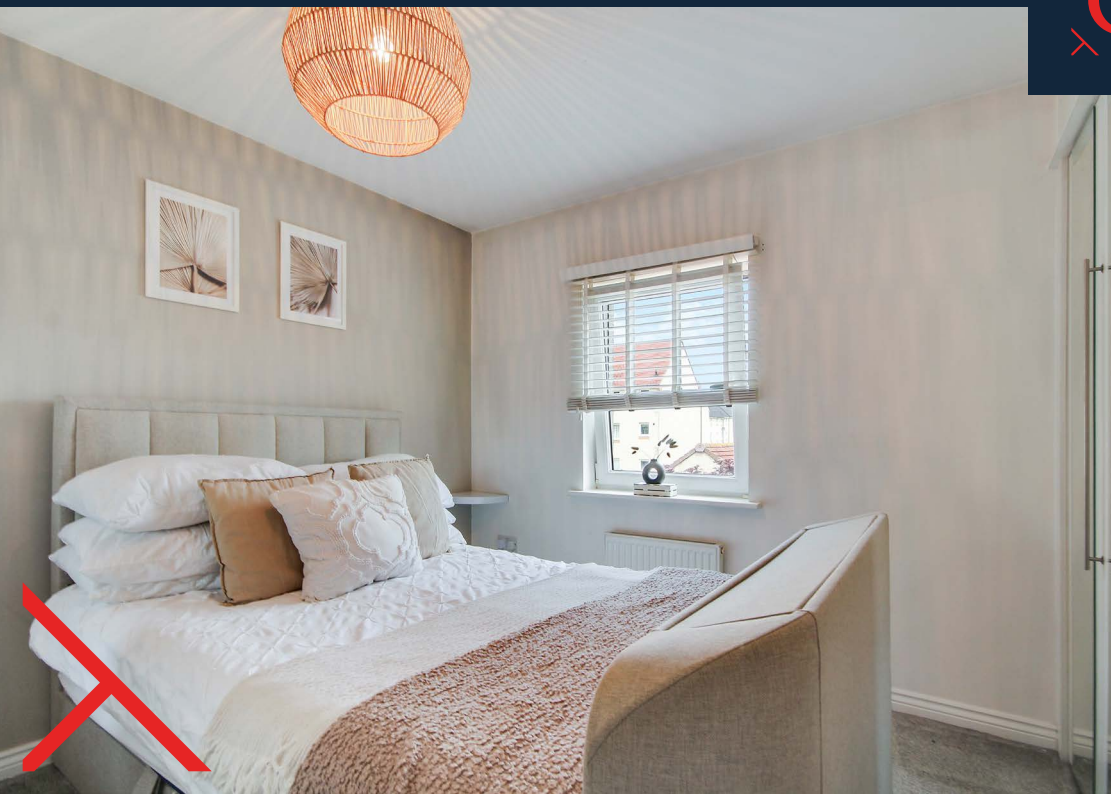
Extras

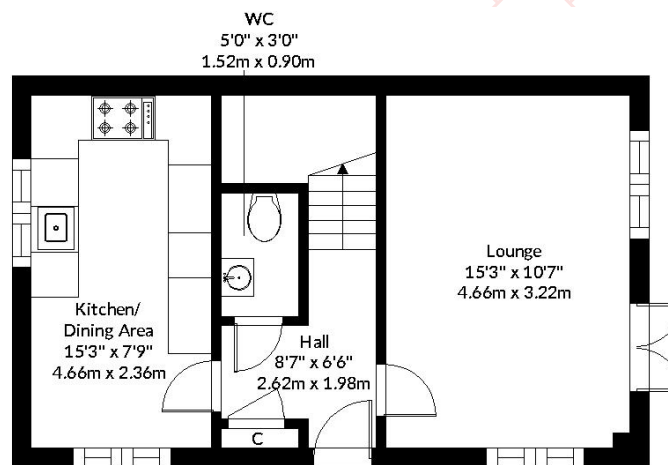
All fitted floor coverings and integrated kitchen appliances.

Features

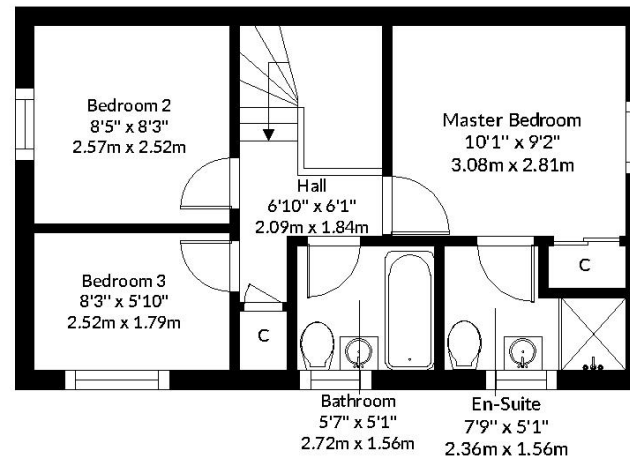
- Entrance hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private garden to the rear
- Allocated parking space
- Visitor parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







FLOOR 1



FLOOR 2

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.