



12 Barley Bree Lane, Easthouses, Midlothian, EH22 4UD

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Gorgeously spacious and bright property available in an exclusive development. McDougall McQueen are delighted to present to the market this stunning four-bedroom detached house, situated in a small private estate in the popular Easthouses area of Dalkeith Midlothian. Built on a good-sized plot the property offers private garden grounds to the front and rear with a driveway providing access to an integral garage. The property is well placed for all local amenities and would make an ideal commuter base as it provides easy access to Edinburgh, the City By-Pass, and the Scottish Motorway Network.

- Sought after quiet residential location
- Entrance vestibule
- Lovely ground floor shower room with electric shower, wc, sink, and towel radiator
- Spacious living and dining room with full height window to the front, and door with glass side panel to the rear
- Fitted kitchen with a range of wall and base units, gas hob, extractor, oven, fridge freezer, free-standing washing machine and tumble dryer
- Upper hallway with galleried landing and loft access
- Main bedroom with rear facing window and large built-in mirrored wardrobes
- En-suite bathroom with lovely jacuzzi bath with shower

- attachment, wc, sink, bidet, and towel radiator
- Bedroom two with front facing window and built-in mirrored wardrobes
- Bedroom three with rear facing and built-in mirrored wardrobes
- Bedroom four with front facing window, again with built-in mirrored wardrobes
- Gorgeous family bathroom comprising of a jacuzzi bath with shower attachment, wc, sink, and large towel radiator
- Gas central heating and double glazing
- Driveway and integral garage with light and power
- Private garden grounds to the front and rear which are ideal for outside entertaining



## Location

Easthouses is located on the outskirts of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping together with a variety of leisure and recreational facilities and all the usual amenities. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

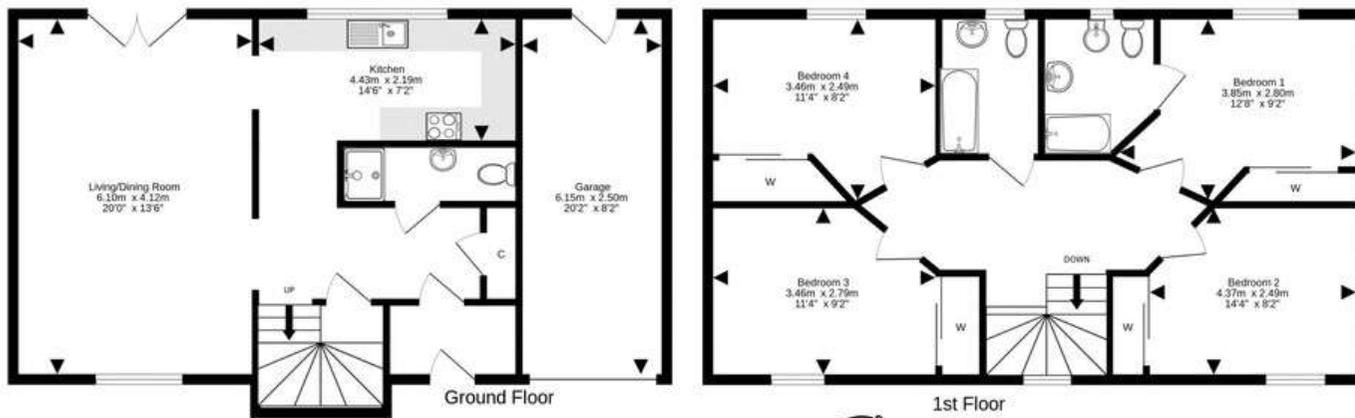
## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, radiator covers, all integrated appliances, remaining white goods, and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

