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SOLICITORS & ESTATE AGENTS

6 Desmoulins Drive

Newton Village, Dalkeith EH22 1GL

6 Desmoulins Drive

Situated in a modern development in Dalkeith, within commuting distance of Edinburgh city centre, accessible in 27 minutes by car, this two-bedroom terraced house comes with immaculately presented spacious accommodation with neutral décor throughout. The home boasts a sun-filled double-aspect open-plan kitchen, living and dining area with under-stair storage and French doors leading to the garden, as well as a guest WC. The accommodation further comprises two double bedrooms (one boasting a south-facing aspect) and a modern family bathroom with an overhead shower. Externally, 6 Desmoulins Drive offers buyers an allocated parking space, a private back garden and easy access to road links, train and bus routes, as well as shops and lovely green spaces.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- Attractive, contemporary mid-terrace house
- Situated in a sought-after modern development in Dalkeith
- Within easy commuting distance of Edinburgh city centre
- Fresh, neutral interiors throughout
- Open-plan, dual-aspect living/dining/kitchen
- Fully integrated kitchen with a utility area opposite
- South-facing main double bedroom
- Versatile second double bedroom
- Under-stair storage and guest WC
- Modern family bathroom
- Fully enclosed rear garden
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £240,000







“A contemporary home enjoying open-plan living with French doors to the garden.”







“Two double bedrooms, as well as a stylish bathroom and a guest WC on offer.”





Let us help you find your next
dream property!



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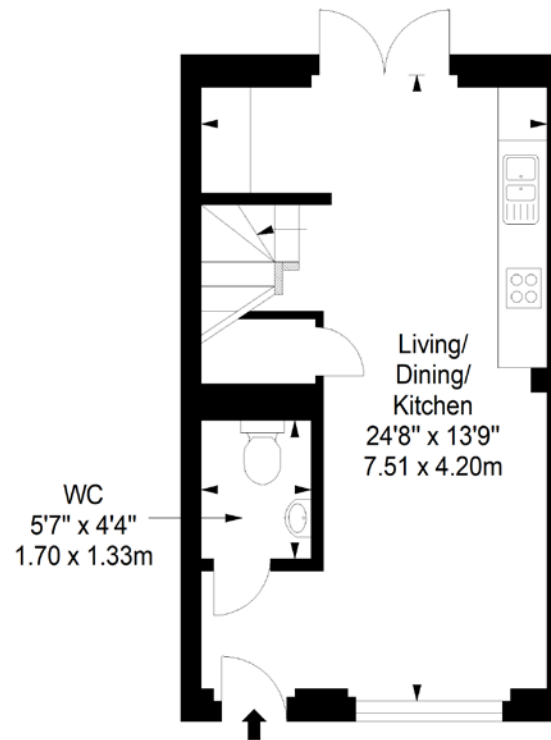
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

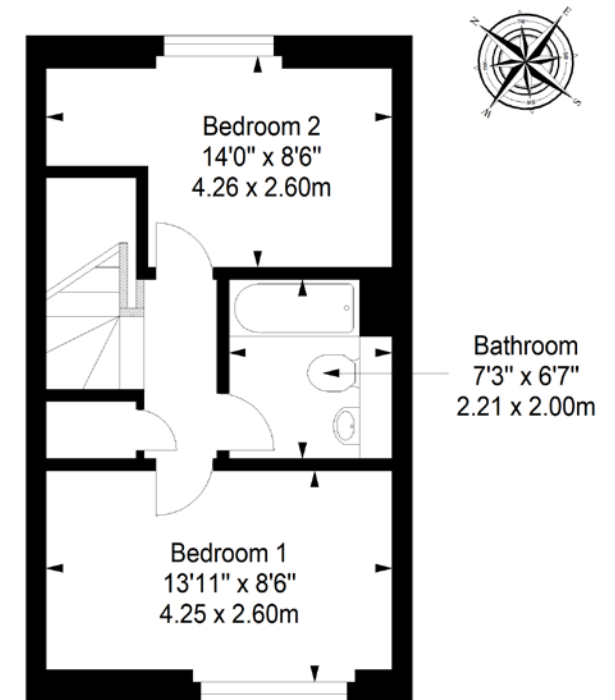
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)