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8 Robert Smith Place

Dalkeith, Midlothian, EH22 1JF



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Property Summary

This generous detached house forms part of an established modern development in Dalkeith and offers spacious, family orientated accommodation over two floors, including five bedrooms, three reception rooms, a dining kitchen, two bathrooms, a shower room, and a WC. Externally the house is accompanied by spacious, well-maintained gardens, a detached double garage, and a driveway.

Extras: all fitted floor coverings, light fittings, curtains and blinds, integrated kitchen appliances, microwave, grill and oven and washing machine will be included in the sale.

Features

- Large, executive detached house in Dalkeith
- Entrance vestibule and hall with storage and WC
- Generous, dual-aspect living room
- Multipurpose family room
- Formal dining room
- Dining kitchen with utility room
- Principal bedroom with walk-in wardrobe & four-piece en-suite bathroom
- Four further double bedrooms (one en-suite)
- Separate family bathroom
- Large, well-maintained garden
- Detached double garage and driveway
- EPC - C





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*“..Generous, dual-aspect living room
and a multipurpose family room..”*







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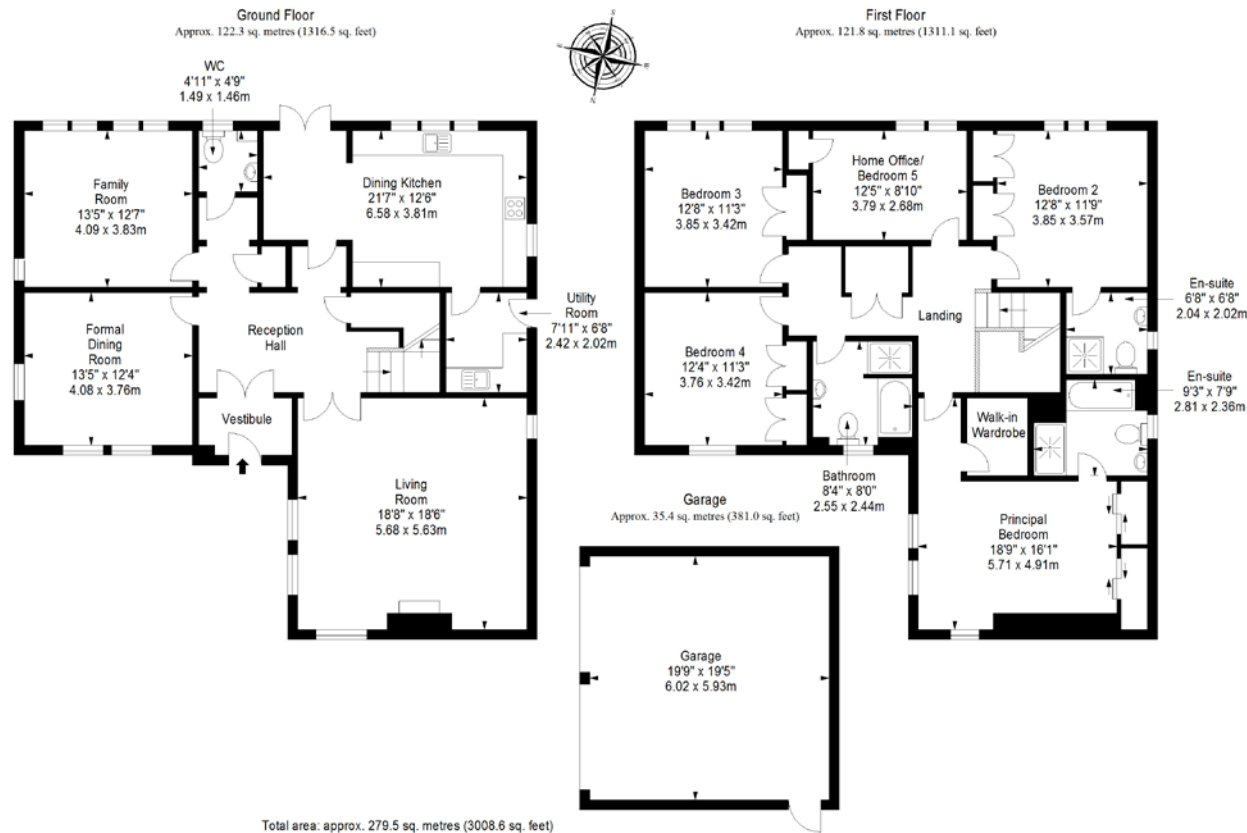
“... Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom...”







Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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