

18 Magpie Gardens, Dalkeith, Midlothian, EH22 2RA

Substantial 5
bedroom detached
house originally
built by Charles
Church



CONTACT US

Address:
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Solicitors & Estate Agents



LOCATION

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith country park, Kings Park, a soft play and trampoline centre all within close proximity.



In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank station is just a 10-minute drive from the property giving access to the borders railway line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of east, west and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times.





THE PROPERTY

McEwan Fraser are delighted to be able to be representing this substantial five bedroom detached villa in the sought after Monarch's View development on the outskirts of Dalkeith.

The property occupies a generous corner plot and offers flexible accommodation over two floors.



Ground Floor

The ground floor comprises of a front facing family room, the main living room and a dining room which both overlook the spacious back garden. The ground floor benefits from a modern kitchen, cloakroom WC, utility room and storage under the stairs.

First Floor

The first floor comprises five spacious bedrooms, three of which benefits from contemporary en-suites. There is a further family bathroom with bath and separate shower.

Extras

Key features of the property include;

- A double driveway and double garage
- Private front and rear gardens
- Double glazing throughout
- Gas central heating
- A semi-boarded loft space that is accessible via ladder



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