

# 30 Mitchell Street

DALKEITH, EH22 1JQ



*Beautifully Presented Five Bedroom family Home in Midlothian's Popular Dalkeith*



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McEwan Fraser Legal is delighted to present this stunning five-bedroom double upper flat in Midlothian's cherished town of Dalkeith. Just ten minutes walk from the county park or river. The property is in walk-in condition having been well cared for and upgraded by the current owners.

# THE LOUNGE



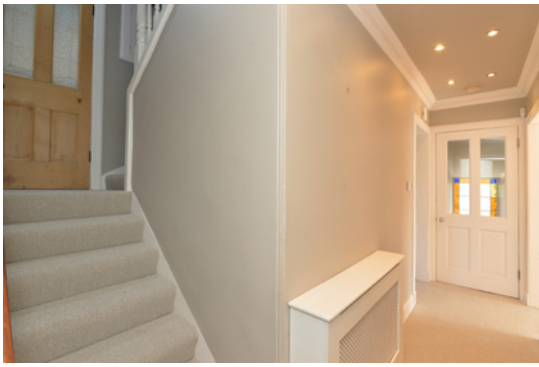
Inside, the property comprises of:

- Spacious living area which is large, spacious and very fresh with features from bay windows, cornice and gas fireplace and not least the original wooden flooring bringing that little bit extra character.
- Fully equipped kitchen which is not short of a square foot. Offering excellent informal dining space as well as a range of integrated appliances and freestanding range cooker. Suitable for any level of cooking. The kitchen also has lovely views over the rear garden and down to the River Esk.



# THE KITCHEN





- The home benefits from four well-proportioned bedrooms over the two stories which make for a really homely feel around the property. The master bedroom has a balcony with stunning views and the fourth bedroom is fitted with a log burning stove. To complete the accommodation the fifth bedroom is a spacious single or excellent home office.
- You will find two and a half bathrooms within the property. the half being the WC. There is a main bathroom, and then an en-suite shower accessed off the master bedroom. All have been finished to an excellent standard.
- The house has a well cared for rear garden which is tiered and offers a variety of possibilities for entertaining and just relaxing.

## (LOWER) BEDROOM 3



# (LOWER) BEDROOMS 4 & 5



# (UPPER) BEDROOM 2



# THE MASTER BEDROOM



# THE BATHROOM & WC

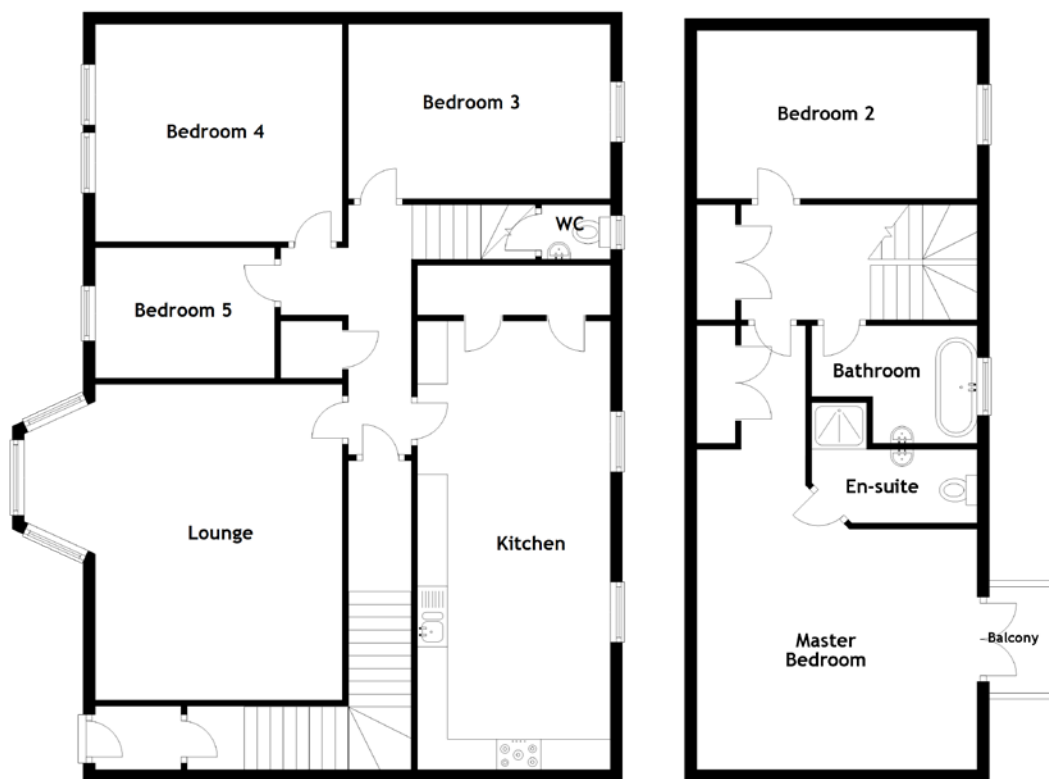


In addition, the property benefits from gas central heating, making for a warm and cost-effective home, year-round. Parking for the property is on-street of which there is plenty of so no shortage of space to park your vehicle. The garden also catches the sun for most of the day and until sunset.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

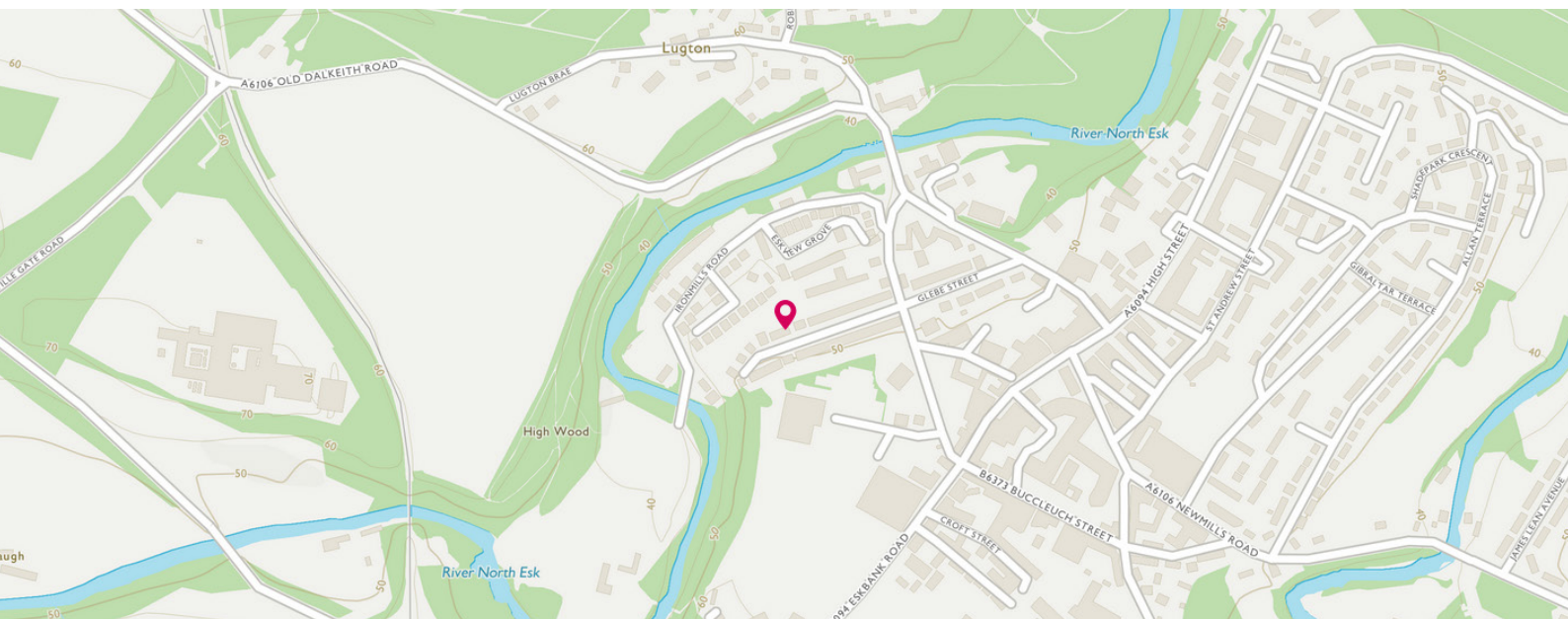
Lounge	5.27m (17'3") x 5.23m (17'2")
Kitchen	6.30m (20'8") x 3.20m (10'6")
Bedroom 3	4.34m (14'3") x 2.89m (9'6")
Bedroom 4	4.09m (13'5") x 3.60m (11'10")
Bedroom 5	2.97m (9'9") x 2.16m (7'1")
WC	1.14m (3'9") x 0.83m (2'9")

## First Floor

Master Bedroom	5.30m (17'5") x 4.64m (15'3")
En-suite	2.74m (9') x 2.00m (6'7")
Bedroom 2	4.64m (15'3") x 2.78m (9'2")
Bathroom	2.74m (9') x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 151m<sup>2</sup>

EPC Rating: D



# THE 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. The property is also within the catchment area for the well reputed King's Park Primary school.





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. It is also close to the bus route for George Watson's and Heriots.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith country park and Ironmills Park only a 5 minute walk away, as well as Kings Park, a soft play and trampoline centre all within close proximity.



**McEwan Fraser Legal**

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