

4 Stagg Park

DALKEITH, MIDLOTHIAN, EH22 2FU



Spacious Five Bed Detached Family Home In The Heart of Midlothian Nearby The Busy Town of Dalkeith



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this five-bedroom detached family home in this sought-after development in Midlothian's popular town of Dalkeith.

THE LIVING ROOM



The spacious living area is flooded with natural light due to being front facing which has uninterrupted views of the Pentland hills.

THE KITCHEN/DINER



Fully equipped kitchen and dining room is generously proportioned with quality finishes and overlooking the very private rear garden. The kitchen is equipped with integrated white goods, a hob and a double oven with microwave. Accessed from the kitchen is the utility room, WC and also access to the garage.



THE UTILITY & WC





There are two en-suite shower rooms and one main family bathroom. The house boasts five generous bedrooms of which four include integrated storage. Both bedrooms one and two have en suite facilities.

In addition to this the property benefits from a large attic and private garage for additional storage, the garage is sizeable and would accommodate two cars with ease.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5

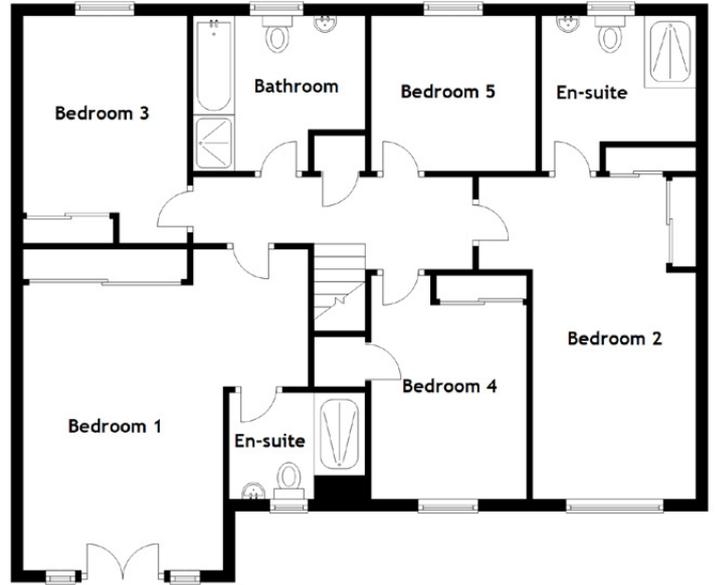
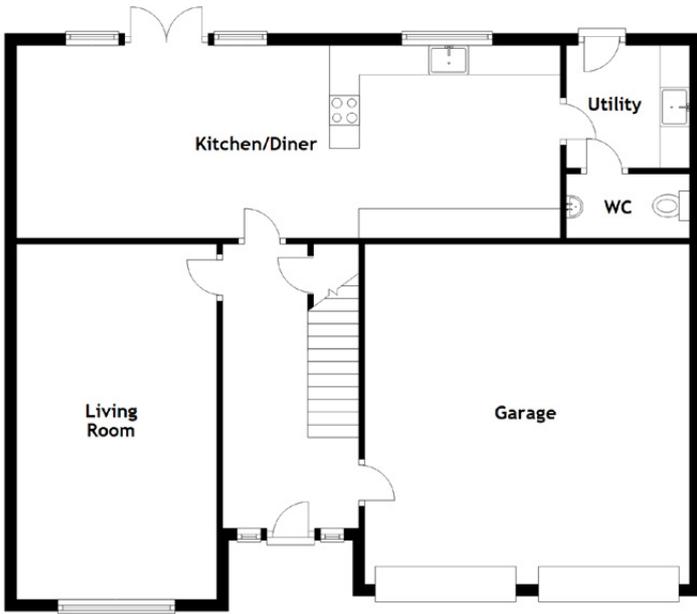


The property includes off-street parking for four cars, double glazing and gas central heating making for a warm and cost-effective home, year-round. The house also carries an NHBC warranty.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

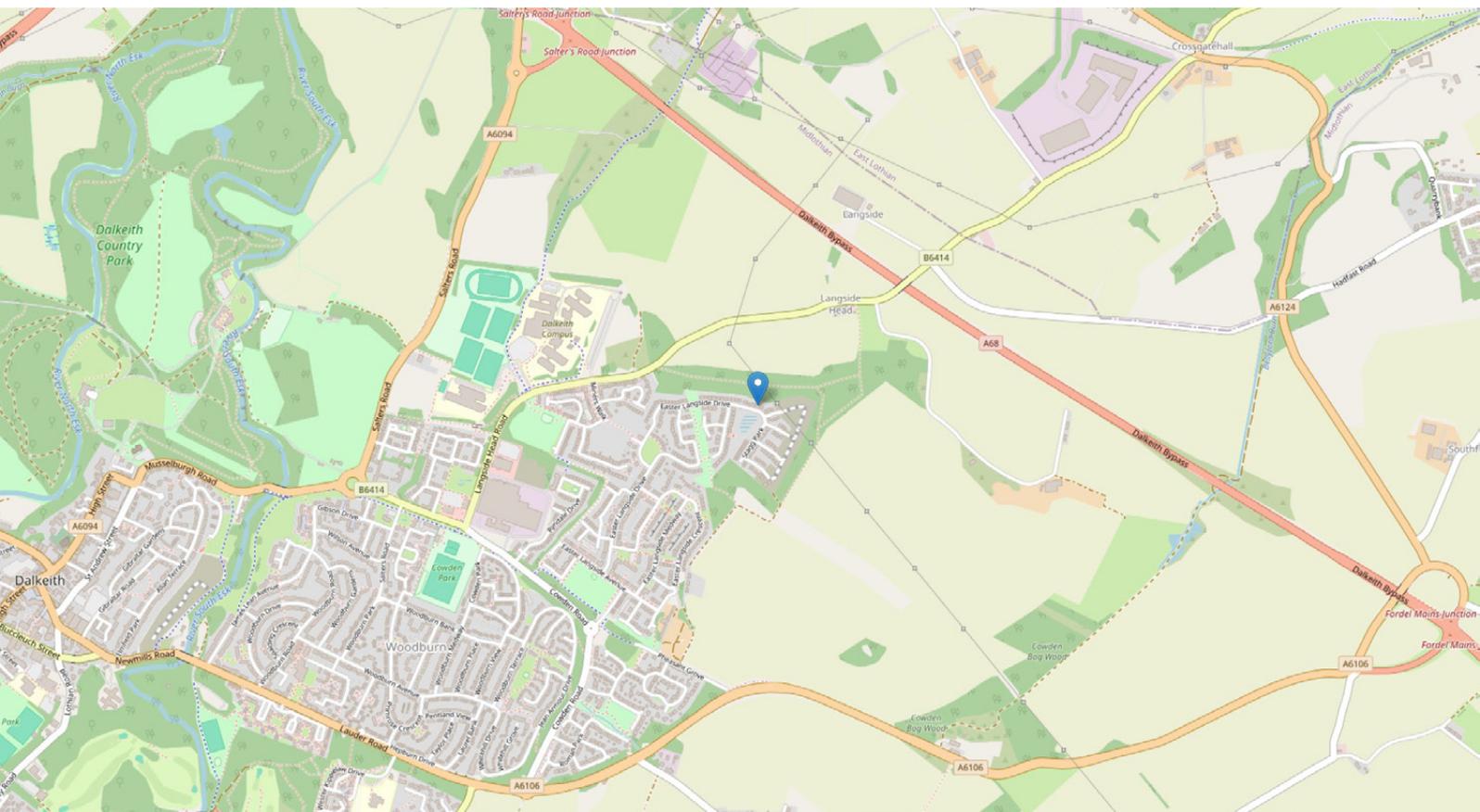


Approximate Dimensions (Taken from the widest point)

Living Room	6.03m (19'9") x 3.37m (11'1")
Kitchen/Diner	9.15m (30') x 3.27m (10'9")
Utility	2.08m (6'10") x 2.08m (6'10")
WC	2.08m (6'10") x 1.09m (3'7")
Bathroom	2.90m (9'6") x 2.63m (8'8")
Bedroom 1	5.47m (17'11") x 4.54m (14'11")
En-suite	1.80m (5'11") x 0.20m (0'8")

Bedroom 2	5.50m (18'1") x 3.66m (12')
En-suite	2.63m (8'8") x 2.60m (8'6")
Bedroom 3	3.86m (12'8") x 2.73m (8'11")
Bedroom 4	3.79m (12'5") x 2.62m (8'7")
Bedroom 5	2.75m (9') x 2.63m (8'8")
Garage	5.77m (18'11") x 5.47m (17'11")

Gross internal floor area (m²): 166m²
EPC Rating: B



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian perhaps 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 is catered for in this location and there is also a good choice of banking, building society and post office services.

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. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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