




McEwan Fraser Legal

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DALKEITH, MIDLOTHIAN, EH22 2FS

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.

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.

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.



“...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

New on the market is this three bedroom detached villa that is well situated within an exclusive estate that is made up of various style properties.

This property is in excellent condition and freshly presented throughout. The rooms are well proportioned with UPVC double-glazed window units and gas central heating throughout. Externally the property has an integral garage with a double monoblock driveway and laid lawn. To the rear, there's a large enclosed garden with laid lawn, a paved patio area and gated access to the side.

Internally the property comprises of an entrance hallway, a spacious lounge with excellent storage and a bay window which floods the room with natural light. The modern white gloss breakfasting kitchen has plenty of wall and base units, french doors

to the garden and a host of appliances, including an integrated fridge freezer, a dishwasher, a gas hob, oven and extractor hood. There is also a handy utility room just off the kitchen with a W.C and direct access to the rear garden.

Upstairs the property provides three comfortable bedrooms, two of which are doubles. The master bedroom offers space for furnishing arrangements and boasts a three-piece en-suite shower room. The partially tiled bathroom completes the accommodation with a white three-piece suite, towel radiator and electric shower. It is also worth noting, the property benefits from an attic space and architectural drawings for approved detached office space to the rear elevation, further details are available.

Early viewing is highly recommended.



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the details

Approximate Dimensions (Taken from the widest point)

Lounge	4.79m (15'9") x 3.24m (10'8")
Kitchen/Diner	4.34m (14'3") x 3.68m (12'1")
Bedroom 1	5.78m (19') x 2.75m (9')
Bedroom 2	3.40m (11'2") x 3.37m (11')
Bedroom 3	3.40m (11'2") x 1.98m (6'6")
Utility	2.15m (7'1") x 1.70m (5'7")
Bathroom	2.12m (6'11") x 1.90m (6'3")
En-suite	2.10m (6'11") x 1.34m (4'5")
WC	2.15m (7'1") x 0.96m (3'2")
Garage	5.60m (18'4") x 2.70m (8'10")

Gross internal floor area (m²): Cm² | EPC Rating: 88

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings and Integrated appliances. Other items including free-standing wardrobes may be available by separate negotiation.

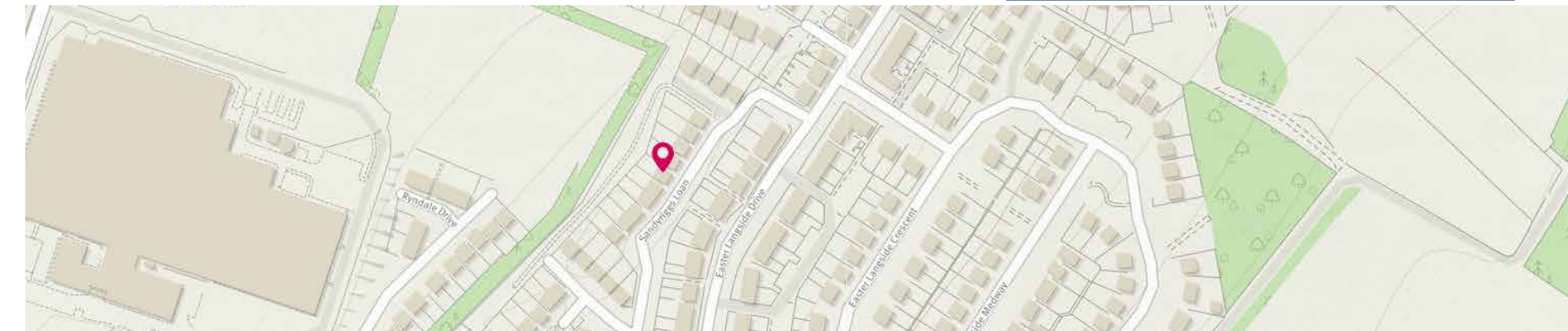
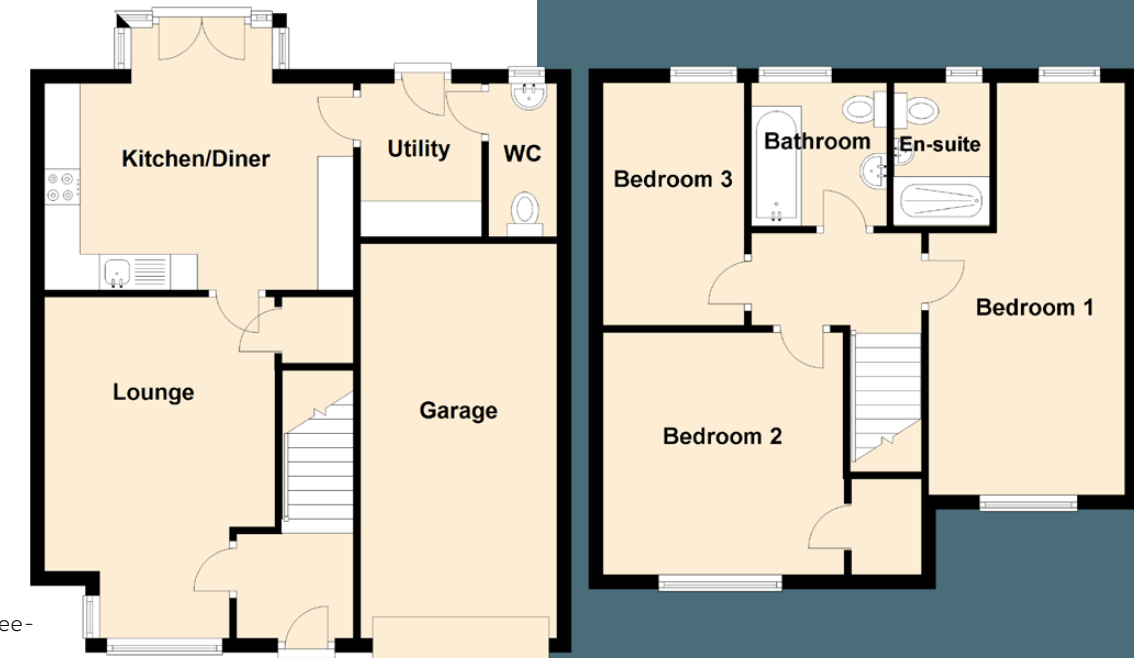


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