

# 29 Hawk Crescent

DALKEITH, MIDLOTHIAN, EH22 2RB



*The property occupies a prime position in Dalkeith's premier modern development*



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McEwan Fraser is delighted to present this superb four-bedroom detached villa to the market. The property occupies a prime position in Dalkeith's premier modern development. The property offers substantial living space over two floors and comprises four double bedrooms including a master with en-suite, large living room, dining room, breakfasting kitchen, utility room with attached WC, family bathroom and an integrated double garage. The property boasts an ample plot on the edge of the development meaning the rear garden is not overlooked. Internally, the property is offered in fantastic condition and offers a wealth of flexible space to suit the dynamics of modern family life. A must on your viewing list.

## THE LIVING ROOM



You enter the property through a welcoming hallway that includes integrated storage and plenty of space for coats and shoes. The main living is to your left and a particularly generous room. Naturally bright, the floor space on offer gives plenty of flexibility for an incoming purchaser to create their ideal entertaining space. Double doors from the living room open into the dining room which gives a natural flow to the entertaining space.



# THE KITCHEN



The kitchen is immediately impressive and includes patio doors opening onto the rear garden. There is a full range of base and wall mounted units which give ample prep and storage space. A gas hob, cooker hood, oven, grill and dishwasher are integrated. Space is provided for a larger style fridge freezer. An attached utility room houses the washing machine and further storage space. The proportions in the kitchen give ample space for a breakfast table.





# THE UTILITY & WC







The accommodation upstairs is admirably suited to a large family. The first-floor landing gives access to four double bedrooms, a family bathroom that boasts contemporary partial tiling and a three-piece white suite with shower over bath, and a large loft for additional storage. The master bedroom is a particularly generous room that includes an integrated wardrobe and enough floor space for plenty of additional free standing furniture. The master bedroom also enjoys access to an en-suite shower room.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 4





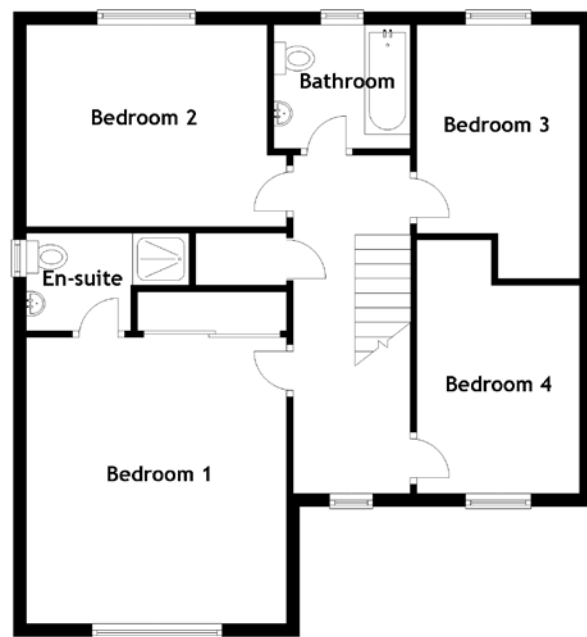
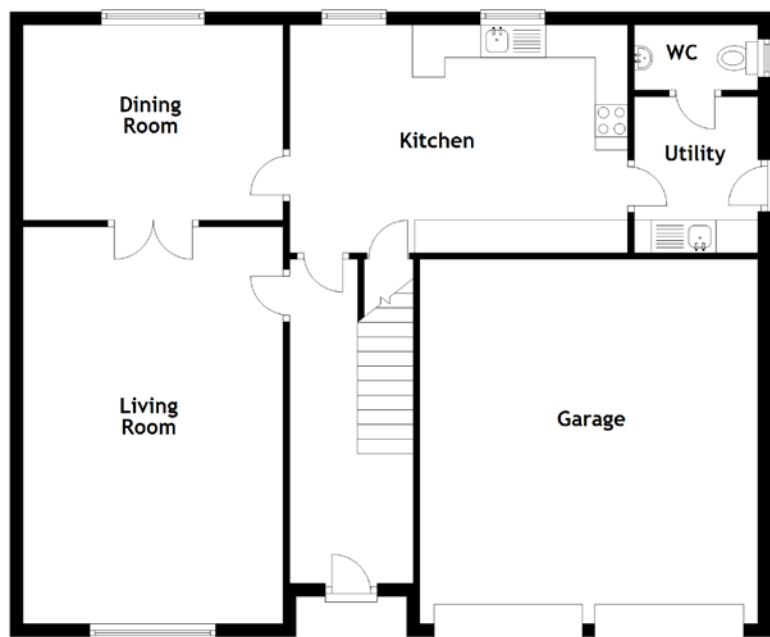
Externally, the property enjoys a double driveway and a small lawn to the front. The double drive gives access to the large integrated garage. To the rear, there is a large garden with bedding areas, a mature lawn and a patio area.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

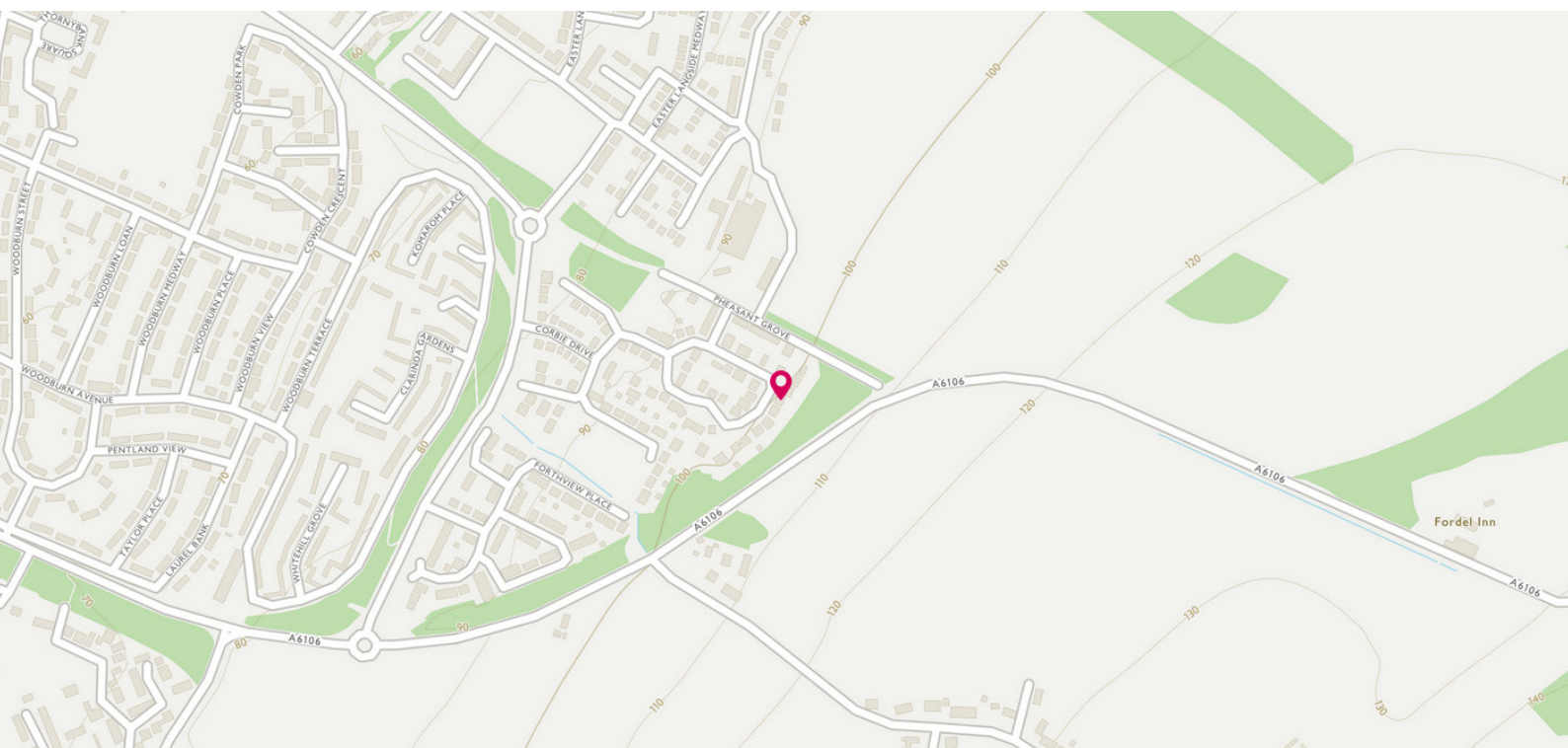


Approximate Dimensions  
(Taken from the widest point)

Living Room	6.10m (20') x 4.00m (13'1")
Dining Room	4.00m (13'1") x 3.00m (9'10")
Kitchen	5.20m (17'1") x 3.50m (11'6")
Utility	2.40m (7'10") x 1.90m (6'3")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")

En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bedroom 3	3.90m (12'10") x 2.50m (8'2")
Bedroom 4	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Garage	5.70m (18'8") x 5.20m (17'1")

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>  
EPC Rating: C





# 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 regular 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 after that, every major trunk route is within the most comfortable 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 proximity.



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