

# 2 Magpie Gardens

DALKEITH, MIDLOTHIAN, EH22 2RA



*Exceptional six-bedroom detached home on a corner plot with immaculate interiors, extensive gardens, and luxury features including a sauna, games room, and mini football pitch*



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McEwan Fraser Legal are delighted to present this exceptional six-bedroom detached family home on Magpie Gardens, Dalkeith. Occupying a generous corner plot, the property is brought to market in immaculate condition and has been finished to an outstanding standard, both inside and out. With extensive internal accommodation and beautifully landscaped grounds, this home is the perfect blend of elegance, comfort, and functionality.

As you approach through the front gate, you are immediately welcomed by a water fountain before reaching the front door.

# THE LIVING/GAMES ROOM



On entry, a bright and spacious hallway sets the tone for the home. To the right, the dual-aspect living room is flooded with natural light and is currently set up as a combined living and games room, complete with a pool table. This superb entertaining space also boasts double doors opening directly to the rear garden. Returning to the entrance hall, ahead you will find a cosy family room, ideal for more relaxed evenings.



# THE FAMILY ROOM





# THE KITCHEN



The family room flows seamlessly into the showpiece kitchen. Finished in a contemporary grey with striking rose gold accents, the kitchen offers every modern convenience, including an induction hob set on a stylish island, double oven, dual fridge/freezers, wine fridge, and an abundance of both storage and counter space.





From here, the home opens into a spacious dining/sitting room, beautifully lit by a large Velux window above and with access to the rear garden. The ground floor also provides a utility room with side access, a convenient WC, and a versatile office/bedroom.

# THE DINING/SITTING ROOM





# THE UTILITY & WC

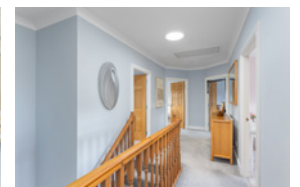
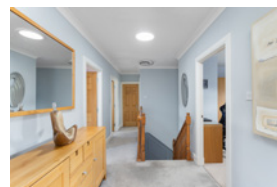




# THE BEDROOM/OFFICE

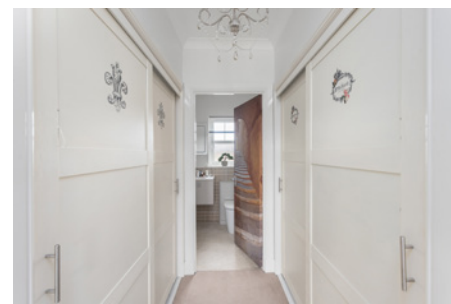


Moving upstairs, you will find five further bedrooms, three with integrated storage and two enjoying the luxury of en-suites. The principal suite is a true highlight, featuring a bay window and dual closets leading to a four-piece en-suite. A stylish four-piece family bathroom completes the accommodation on this level.





# BEDROOM 1





# BEDROOM 2



five further bedrooms, three with integrated storage and two enjoying the luxury of en-suites





# BEDROOM 3





# BEDROOMS 4 & 5





# THE BATHROOM

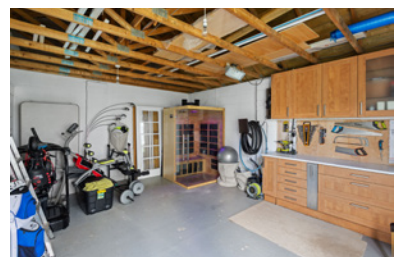




Externally, the home is equally impressive. The grounds wrap around the entire property, with landscaped gardens designed for both relaxation and family fun. To the rear, an electric gate opens onto a private driveway with space for up to five vehicles and access to a double garage, which has been thoughtfully adapted to provide storage to the front and a large rear section complete with a sauna. The tiered rear garden offers defined spaces for outdoor dining and lounging, while younger family members can enjoy the built-in mini football pitch.

This is a truly outstanding property that offers space, style, and versatility in abundance, an ideal forever home for a growing family.

## EXTERNALS & VIEWS







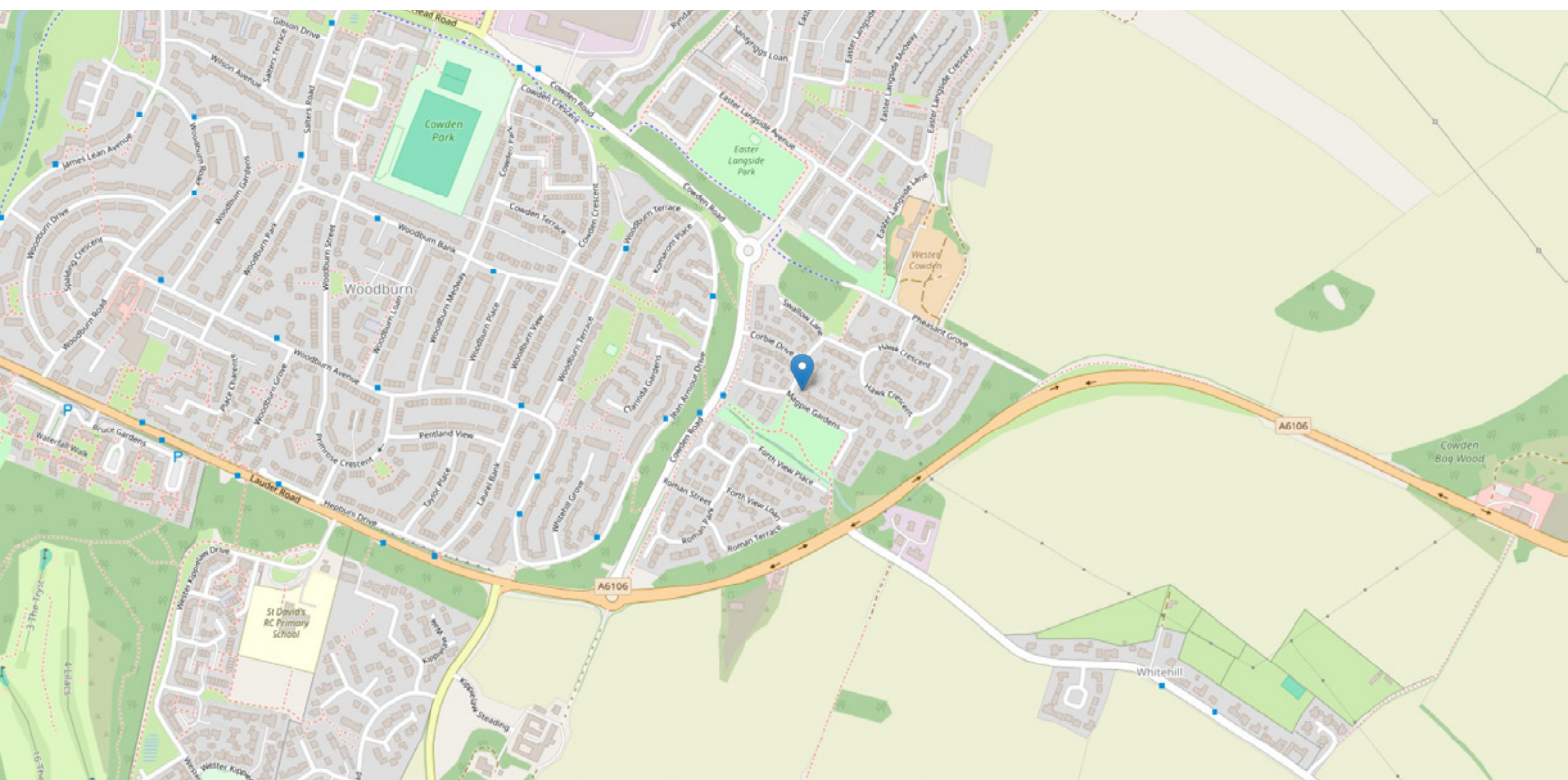


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 234m<sup>2</sup> | EPC Rating: C





# 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 who needs 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.



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