

6 Wester Millerhill

MILLERHILL, DALKEITH, MIDLOTHIAN, EH22 1RY



This spacious five-bedroom detached house is positioned on a quiet street in Millerhill and enjoys an open rear aspect across the surrounding farmland



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McEwan Fraser is delighted to present this spacious five-bedroom detached house to the market. This property is positioned on a quiet street in Millerhill and enjoys an open rear aspect across the surrounding farmland. Internally, the ground floor has three public rooms, a kitchen, a bedroom, a utility room, and a large central hallway with WC. Upstairs, there are four further bedrooms, including an en-suite master, and a large family bathroom. Further benefits include a garage, a large driveway, and generous grounds which are primed to be landscaped. A well-loved family home for over two decades, the property is an excellent proposition for a buyer who is keen to make their own mark on their new home.

THE LIVING ROOM



Ground floor accommodation is focused on a generous living room with ample floor space for a variety of different furniture configurations. The proportions will give the new owner plenty of scope to create their ideal entertaining space. A further sitting room offers the potential for a more relaxed living space. Positioned to the other side of the house, the sitting room is dual aspect and naturally bright.

THE SITTING ROOM



THE KITCHEN



The kitchen and dining room are adjacent to each other overlooking the rear garden. The dining room has patio doors opening onto a large deck and the kitchen enjoys a full range of base and wall-mounted units that include integrated appliances. The kitchen also has access to a utility room. Ground floor accommodation is completed by the fifth bedroom which could easily be repurposed as a study or playroom.



THE UTILITY & SHOWER ROOM

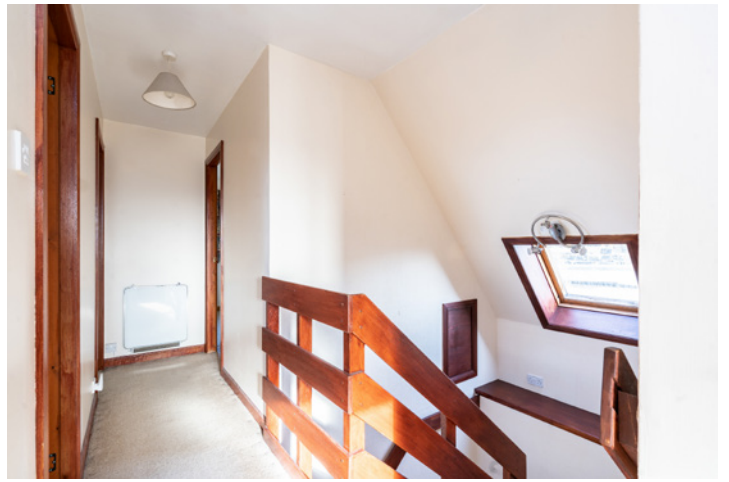


THE DINING ROOM



BEDROOM 5





Climbing the stairs, the first-floor landing includes integrated storage and gives access to four further bedrooms and the main bathroom. Bedroom one is a large double bedroom with large integrated wardrobes and an en-suite shower room. Bedroom two is also a large double with integrated wardrobes. Bedroom three is a smaller double, illustrated with a single bed, that has a deep storage cupboard. The fourth bedroom is a good-sized single. The accommodation is completed by the main bathroom which enjoys a three-piece white suite and a separate shower.

THE BATHROOM



BEDROOM 1



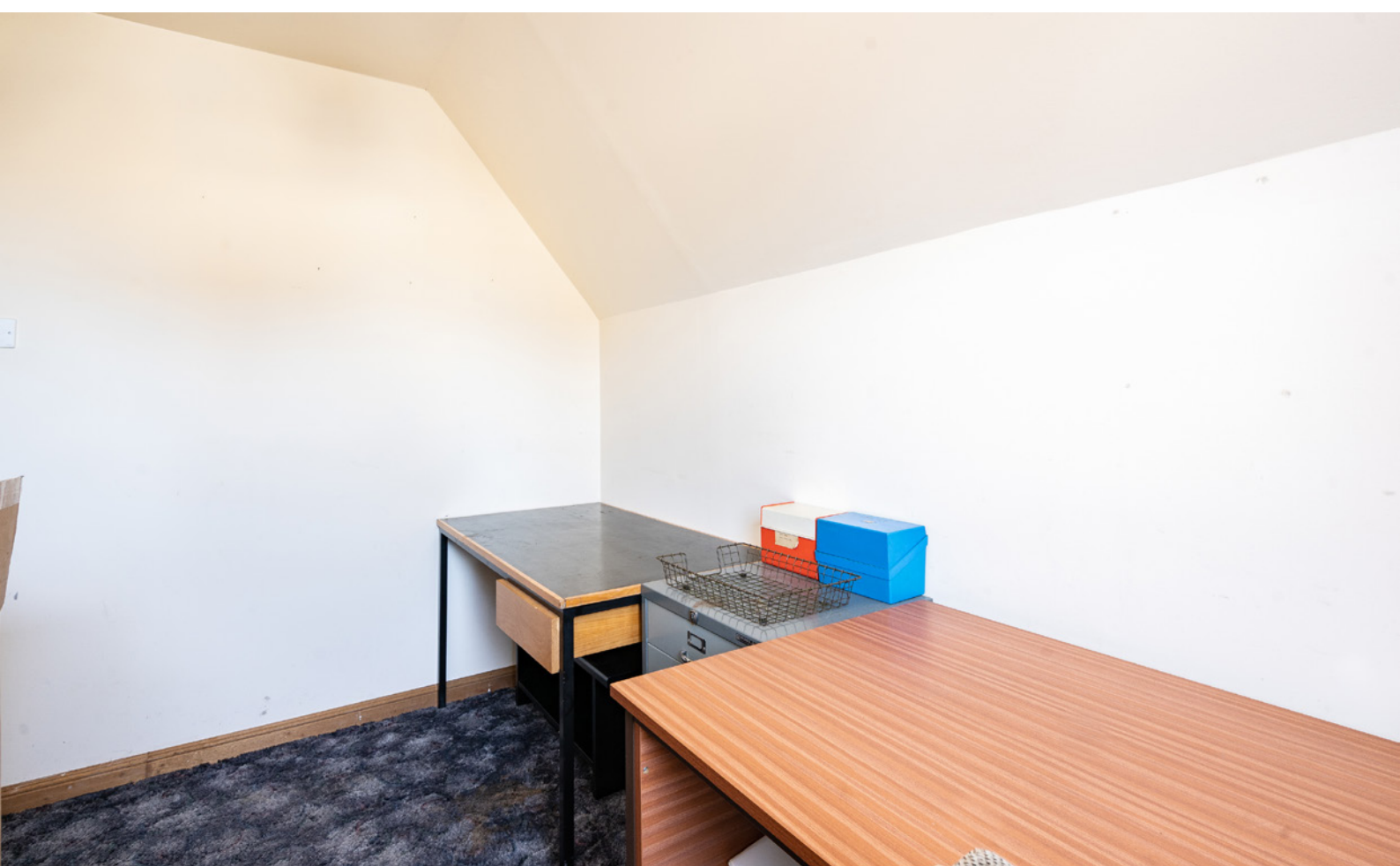
BEDROOM 2



BEDROOM 3



BEDROOM 4

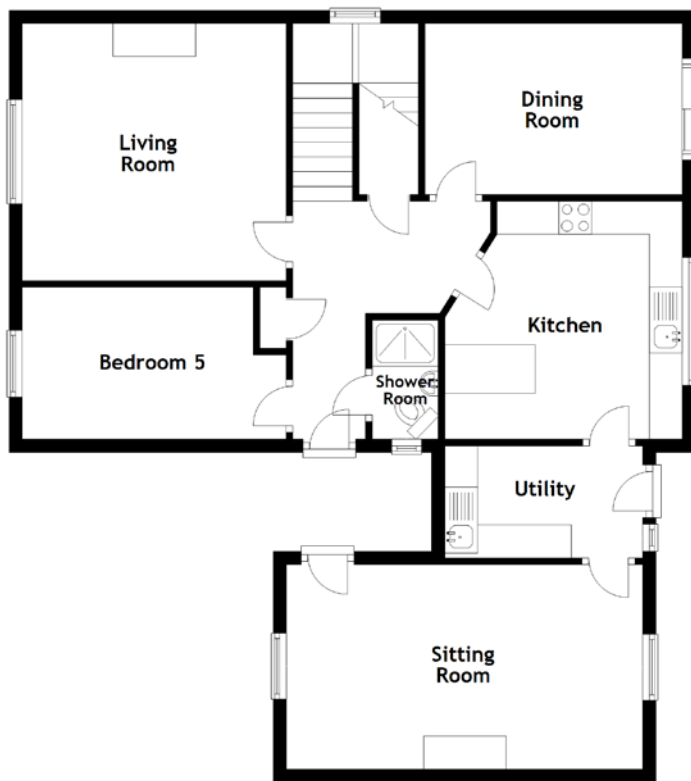


Viewing is essential to fully appreciate the unique situation and long-term potential of this lovely home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

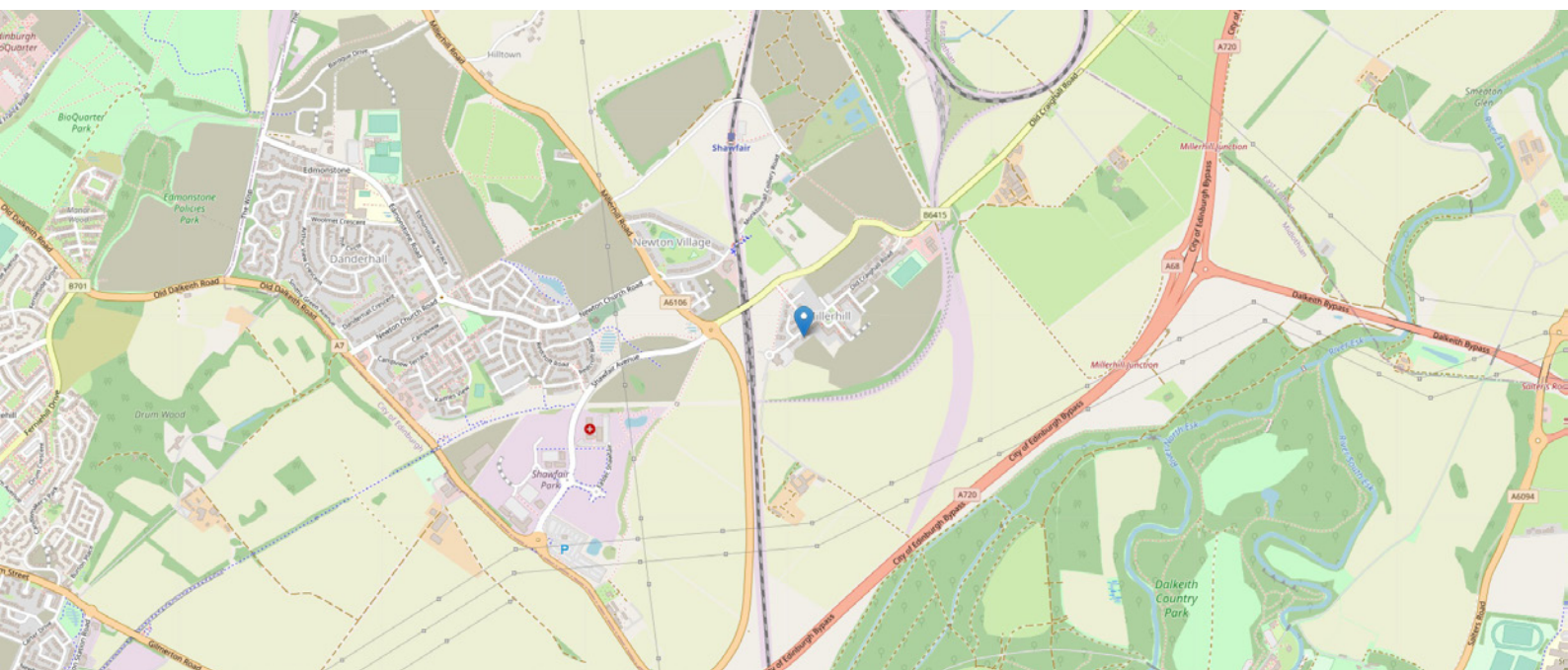


Approximate Dimensions (Taken from the widest point)

Living Room	4.00m (13'1") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 3.50m (11'6")
Dining Room	3.90m (12'10") x 2.60m (8'6")
Utility	3.00m (9'10") x 1.70m (5'7")
Sitting Room	5.40m (17'9") x 3.10m (10'2")
Shower Room	1.70m (5'7") x 1.00m (3'3")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Bedroom 1	4.50m (14'9") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 2.30m (7'7")
Bedroom 4	3.20m (10'6") x 2.00m (6'7")
Bedroom 5	4.00m (13'1") x 2.30m (7'7")

Gross internal floor area (m²): 152m²
EPC Rating: E



THE LOCATION

Millerhill is a developing hamlet on the outskirts of Edinburgh, within City Bypass limits, and enjoys a semi-rural location, around 5 miles southeast of the city centre. The village is an ideal location for easy access into the city or commuting further afield, with Shawfair train station; a five-minute drive.





There are good local amenities in nearby Danderhall, including a post office, library, primary school, and leisure centre. More extensive shopping is nearby at Fort Kinnaird retail park and Asda at the Jewel. A health centre is situated at nearby Shawfair Park, and the Edinburgh Royal Infirmary is close by. Leisure opportunities include Musselburgh or King Acre golf courses, and fabulous walks in nearby Dalkeith Country Park. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.



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