

7a Crossgatehall

DALKEITH, EH22 2NP



This stunning five-bedroom detached house sits on a generous plot of land with ample parking, private gardens and a secure gated yard



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McEwan Fraser is delighted to bring this stunning five-bedroom detached house to the market. The property sits on a generous plot of land with ample parking, private gardens, and a secure gated yard that includes an extensive workshop/office suite offering substantial commercial potential for the right buyer. Internally, the property is presented in excellent condition and offers versatile accommodation over two floors. There are four double bedrooms on the first floor including an en-suite master bedroom; a fifth bedroom with en-suite and attached sitting room on the ground floor which could be self-contained for an older relative or as a short-term let; spacious lounge with panoramic views toward the Firth of Forth; formal dining room; two family bathrooms and a large dining kitchen.

THE ENTRANCE HALL



The main house was originally constructed as a workshop for lorries and later converted into a residential dwelling. The original entrance is now floor-to-ceiling glass and gives direct access to a bright and spacious hallway which is overlooked by a mezzanine landing. The hallway enjoys a contemporary colour scheme, tiled flooring, a working stove, and a beautiful bespoke staircase. The hallway gives direct access to the main bathroom, dining room, kitchen, and fifth bedroom with an attached sitting room.

THE DINING ROOM



The dining room is on your left as you enter and has ample space for a six or eight-seat table and supporting furniture. The dining room has been finished with laminate flooring, contemporary colours, and bespoke fitted shelving. Due to the spacious nature of the kitchen, this room could easily be utilised as a family room or home office.

THE DINING KITCHEN



Double doors from the hallway lead into a beautiful modern kitchen that comprises an extensive range of base and wall-mounted units which are topped with contrasting worksurfaces and set against tiled splashbacks. Further food preparation space is provided by a central island unit. The kitchen has a range of integrated appliances including a 5-ring gas hob, microwave, grill, oven, and dishwasher. Space is provided for a freestanding fridge freezer. There is ample space in the kitchen to include a dining table.





GROUND FLOOR BATHROOM



Bedroom five is a generous double bedroom with an en-suite shower room. There is plenty of space for a large wardrobe and further supporting furniture. There is a sitting room adjacent to this bedroom that is also accessed from the main hall.

Currently, the room is finished with kitchen units and has all pipework and wiring in place for a hob, oven, and washing machine. This would create a self-contained unit, perfect for someone needing their own independent space. Both rooms have access to a small hallway with an external door giving private access. Alternatively, the room could be refinished to create a sixth double bedroom.

BEDROOM 5



THE SITTING ROOM



a self-contained unit, perfect for someone needing their own independent space

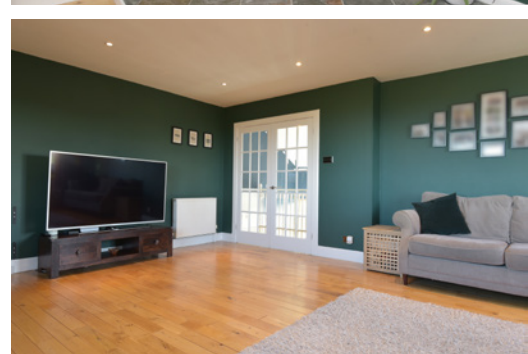
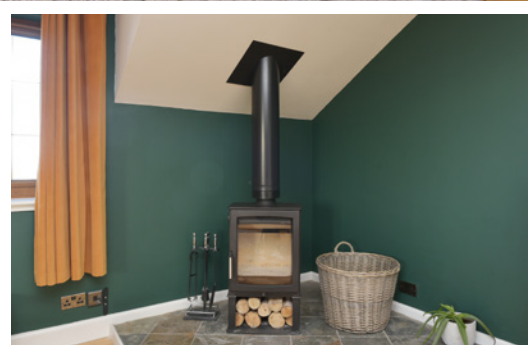




The dual-aspect living room is located on the first floor to take advantage of elevated open views across the surrounding countryside towards the Forth in one direction and the Pentland Hills in the other. A wood-burning stove in one corner creates a natural focal point for the room. However, the space on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

THE LIVING ROOM





The first floor also gives access to four bedrooms and a family bathroom. Bedroom one is the obvious master and also enjoys views towards the Forth. There is plenty of space for a full suite of furniture and direct access to an en-suite shower room. Bedrooms two, three, and four are all double bedrooms although bedroom four is currently utilised as a large dressing room and fitted with an array of wardrobes. Accommodation on this floor is completed by a further family bathroom with a bath and separate shower.

Further benefits include oil-fired central heating, double glazing, and an EV charging point.

BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



FIRST FLOOR BATHROOM



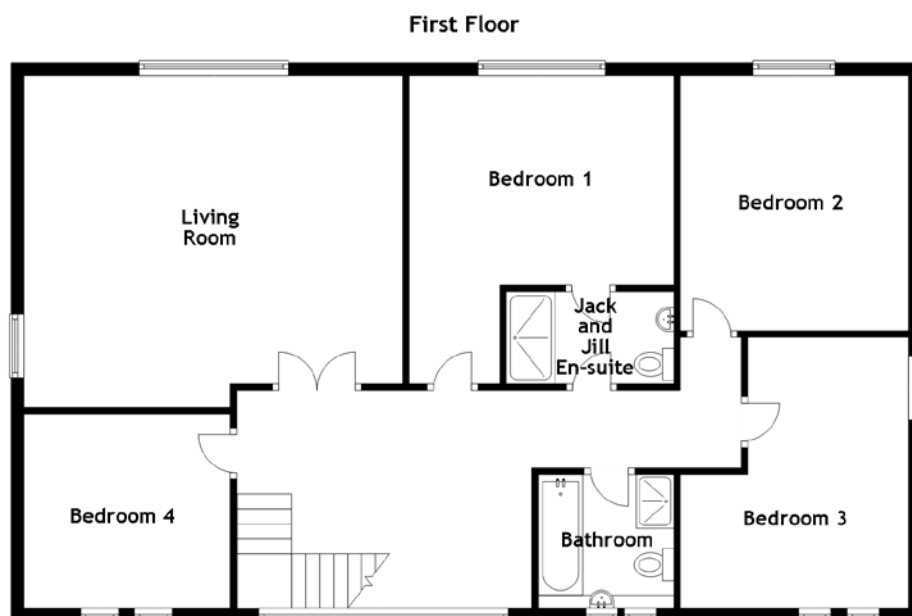
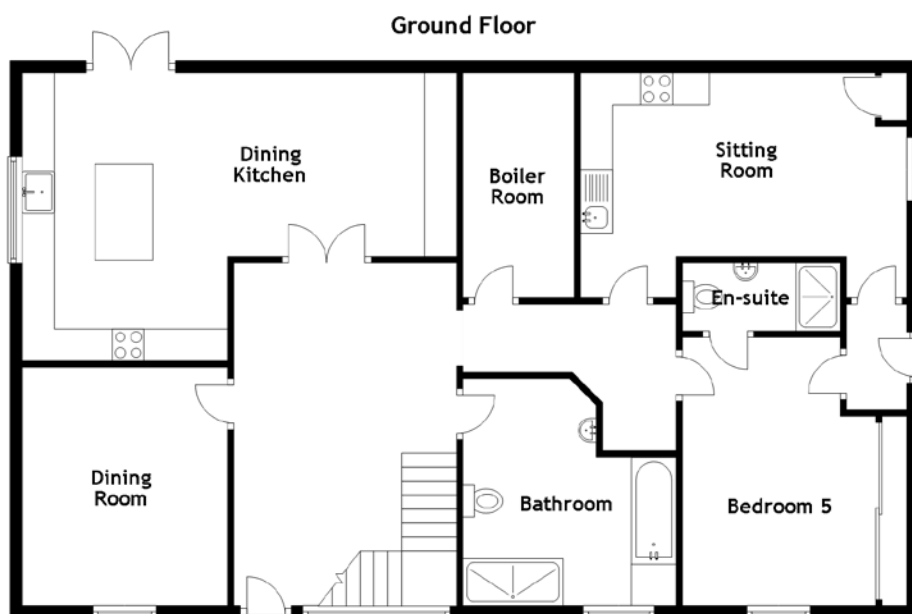
A door from the kitchen leads out to the gardens and gives immediate access to an elevated sun terrace above the garage. Adjacent to the house there is extensive parking that could comfortably hold five cars without any loss of amenity. The garden itself runs along the side of the property and has been extensively landscaped. There is a mature lawn, pond, three sheds, a polytunnel, a summer house, and a large deck with open views over the surrounding countryside.

THE GARDENS





HOUSE FLOOR PLAN & DIMENSIONS



[VIRTUAL TOUR](#)

[DRONE VIDEO](#)

Approximate Dimensions
(Taken from the widest point)

Ground Floor
Dining Room
Dining Kitchen
Sitting Room
Bedroom 5
En-suite
Bathroom
Boiler Room

3.74m (12'3") x 3.22m (10'7")
6.82m (22'5") x 4.52m (14'10")
5.13m (16'10") x 3.53m (11'7")
4.15m (13'7") x 3.04m (10')
2.48m (8'2") x 1.07m (3'6")
3.56m (11'8") x 3.11m (10'2")
3.49m (11'5") x 1.75m (5'9")

First Floor

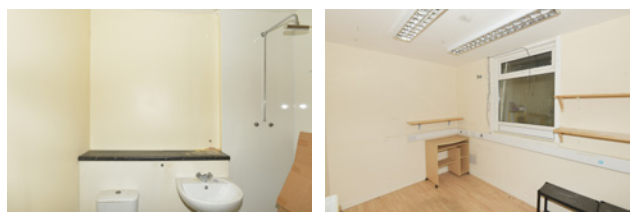
Living Room
Bedroom 1
Jack and Jill En-suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

5.95m (19'6") x 5.15m (16'11")
4.84m (15'11") x 4.16m (13'8")
2.63m (8'8") x 1.45m (4'9")
4.01m (13'2") x 3.63m (11'11")
4.24m (13'11") x 3.66m (12')
3.24m (10'8") x 3.05m (10')
2.13m (7') x 2.10m (6'11")

Gross internal floor area (m²): 237m²
EPC Rating: D

Secure gates at the side of the house lead to a large yard which could provide extensive space for further vehicles or machinery. The yard gives access to a garage and a substantial workshop and office suite which approaches 1100 Sqft. The workshop is wired for electricity (no meter currently) and has two WCs. Previously utilised by an engineering workshop, there is plenty of potential to convert the property to a variety of business uses.

THE YARD & WORKSHOP



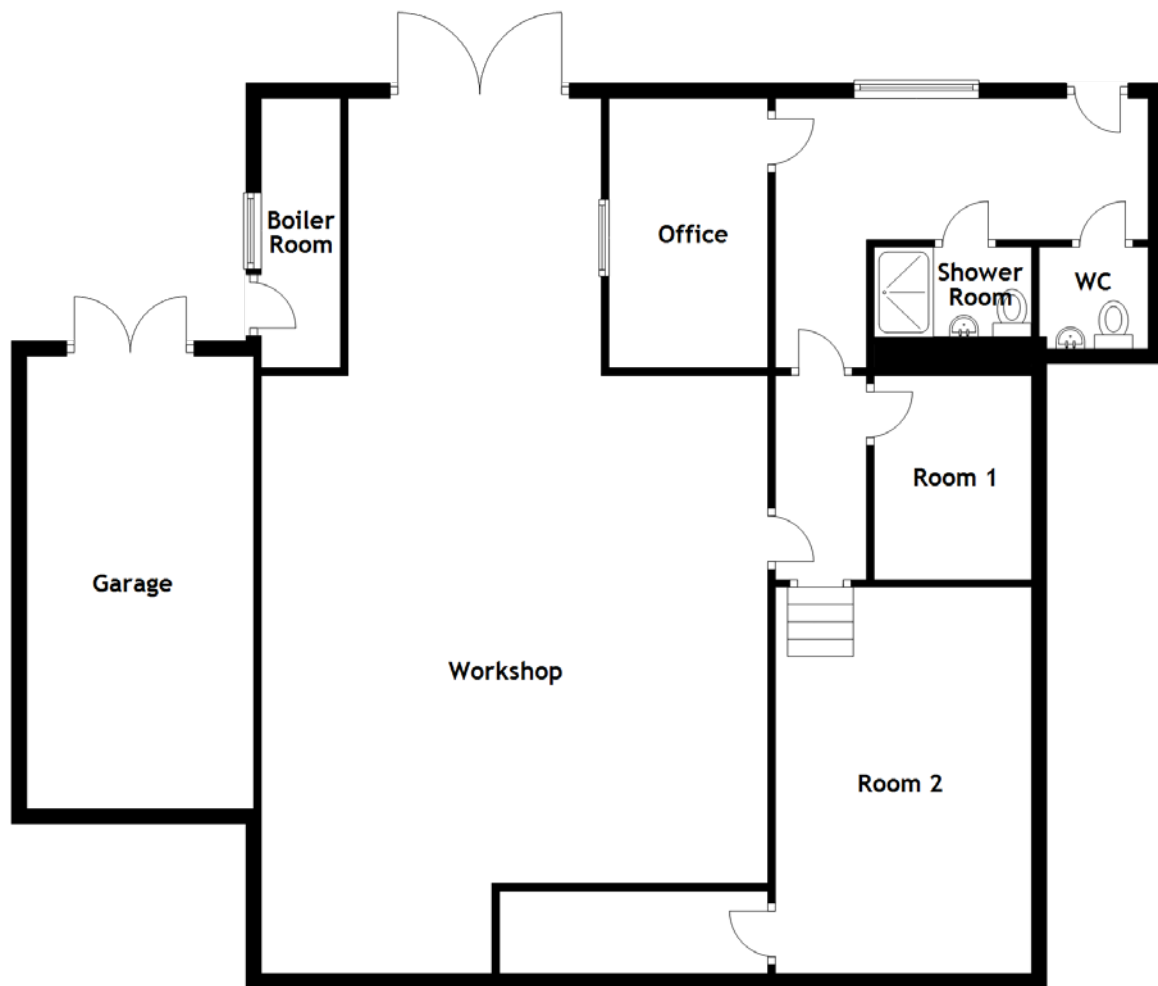
DRONE IMAGES



The property sits on a generous plot of land with ample parking, private gardens, and a secure gated yard



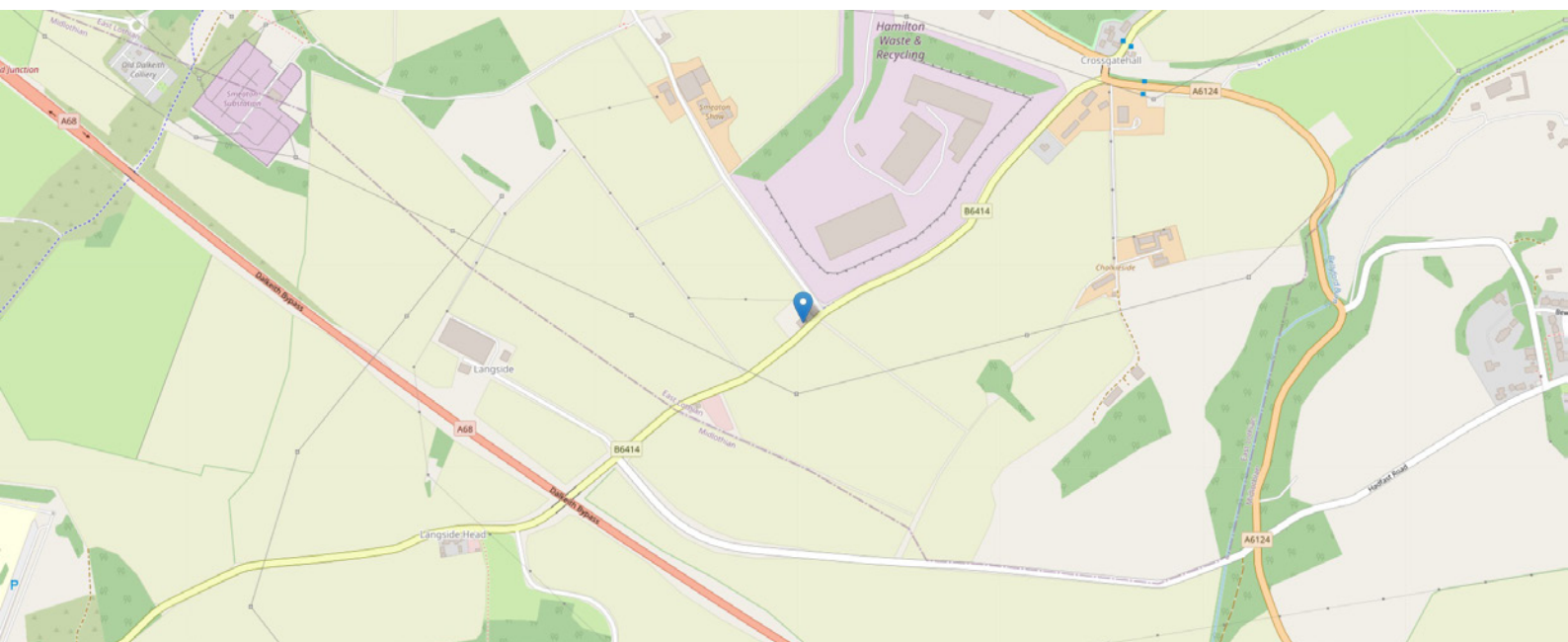
WORKSHOP FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Garage	5.92m (19'5") x 2.97m (9'9")
Workshop	11.45m (37'7") x 6.63m (21'9")

Office	3.53m (11'7") x 2.08m (6'10")
Kitchen	2.67m (8'9") x 2.06m (6'9")
Room 1	2.67m (8'9") x 2.06m (6'9")
Room 2	5.05m (16'7") x 3.37m (11'1")



COMPLETE FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

House

Ground Floor

Dining Room	3.74m (12'3") x 3.22m (10'7")
Dining Kitchen	6.82m (22'5") x 4.52m (14'10")
Sitting Room	5.13m (16'10") x 3.53m (11'7")
Bedroom 5	4.15m (13'7") x 3.04m (10')
En-suite	2.48m (8'2") x 1.07m (3'6")
Bathroom	3.56m (11'8") x 3.11m (10'2")
Boiler Room	3.49m (11'5") x 1.75m (5'9")

First Floor

Living Room	5.95m (19'6") x 5.15m (16'11")
Bedroom 1	4.84m (15'11") x 4.16m (13'8")
Jack and Jill En-suite	2.63m (8'8") x 1.45m (4'9")
Bedroom 2	4.01m (13'2") x 3.63m (11'11")
Bedroom 3	4.24m (13'11") x 3.66m (12')
Bedroom 4	3.24m (10'8") x 3.05m (10')
Bathroom	2.13m (7') x 2.10m (6'11")

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Workshop

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THE LOCATION

Crossgatehall is a small collection of residential homes, which lies on the fringe of the hamlet of Carberry which is sandwiched between the Midlothian town of Dalkeith and Musselburgh in East Lothian. This is a semi-rural location, surrounded by magnificent countryside, yet conveniently located for commuters. The Edinburgh City Bypass and the A1 are within an approximate five-minute drive. Edinburgh can be accessed by car on the A1, by a number of bus routes nearby, and by train from Wallyford (3.3 miles). The international airport is approximately 16 miles away.





The property is well situated for access to a full range of services and amenities. Dalkeith and Musselburgh offer a range of services including medical practices, supermarkets, restaurants and bars, primary and secondary schooling. Independent schooling is available at Loretto School (Age 3 -18) in Musselburgh and, of course, across Edinburgh.

The River Esk runs to the west of the property and provides scenic walks and bike trails. The exceptional mansion house and estate of Carberry Tower, which offers restaurants, formal gardens, and accommodation is within walking distance. Nearby Dalkeith Country Park also offers a wide range of activities for the whole family including beautiful country walks. Newbattle Golf Course and Musselburgh Old Golf Course are located nearby. Further recreational pursuits are well catered for across East Lothian and Midlothian which are very easily accessible.

A fantastic location to enjoy country life with local amenities close by.



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