



  
**McEwan Fraser Legal**  
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**4 Park House, 177 High Street**

DALKEITH, MIDLOTHIAN, EH22 1BB



# DALKEITH, MIDLOTHIAN, EH22 1BB



UNIQUE LOWER VILLA CONVERSION // WELL LOCATED WITHIN THE POPULAR MIDLOTHIAN TOWN OF DALKEITH

This property is situated in Dalkeith a highly sought after location in the county of Midlothian, some six miles from Edinburgh's city centre. Dalkeith is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith itself and Bonnyrigg to Loanhead, Roslin and Penicuik to the west.

**In recent years, the road network in the area has been improved. The city by-pass 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 requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job.**

Eskbank Railway Station will see you arrive in Edinburgh in between 15 to 20 minutes and regular and frequent bus service to Edinburgh's city centre will take a similar length of time. Dalkeith offers a complete range of shopping and leisure activities, primary schools and a new high school complex.

Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto School in Musselburgh is within easy reach.



## 4 PARK HOUSE, 177 HIGH STREET

“...TWO  
SPACIOUS  
DOUBLE  
BEDROOMS,  
ONE OF  
WHICH  
IS DUAL  
ASPECT...”

An excellent opportunity has arisen to acquire this unique Grade B listed two bedroom lower villa conversion. This 2-storey gabled asymmetric Jacobean-baronial house, converted into flats circa. 1967, was built around 1830 and was constructed for the Duke of Buccleuch's chamberlain.

**Accessed via gated entry, within a large mature communal plot which is shared by only four other residents, this property is well located within the heart of the popular Midlothian town of Dalkeith. Viewing of this property is highly recommended.**

Internally this accommodation is in good decorative order, while briefly consisting of an entrance vestibule with tiled floor, an internal hallway with an Edinburgh press cupboard and a utility cupboard which also houses the boiler and forms part of the turret, a bright and spacious sitting room, including a feature gas fire with surround and a dining area as well as a fully fitted kitchen, which can be accessed via the lounge or the entrance vestibule.

There are also two spacious double bedrooms, one of which is dual aspect, has window shutters and a walk-in wardrobe, there is a large boxroom, which is currently used as a home office with a storage cupboard and a three-piece, partially tiled family bathroom with a chrome heated towel rail.

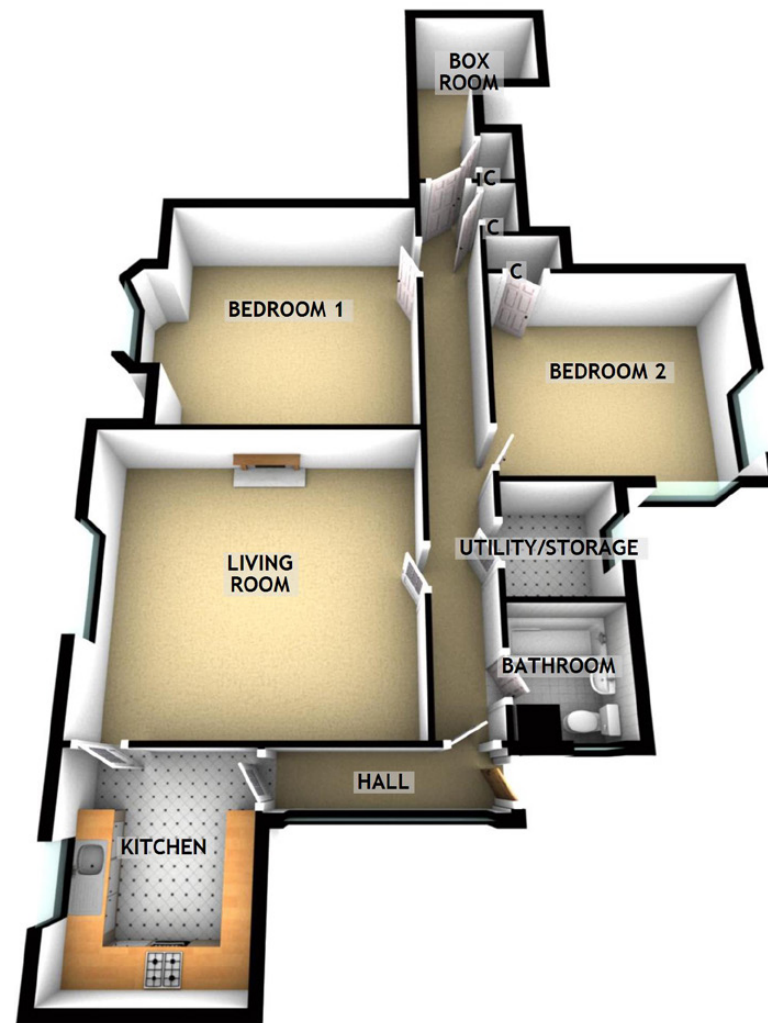
This property also benefits from; high ceilings, gas central heating and single glazed sash & case windows throughout, communal garden grounds surrounding the property with a patio area as well as mature fruit trees, a private driveway which accommodates secure off-street parking for up to two cars and more than adequate off-street parking available for visitors. There is also a single garage as part of the property which is currently being used for storage.







# SPECIFICATIONS, FLOOR PLAN & LOCATION



Approximate Dimensions  
(Taken from the widest point)

Kitchen	3.18m (10'5") x 2.71m (8'11")
Living Room	5.08m (16'8") x 4.72m (15'6")
Utility/Storage	1.80m (5'11") x 1.75m (5'9")
Bedroom 1	4.69m (15'5") x 4.10m (13'5")
Bedroom 2	4.16m (13'8") x 3.64m (11'11")
Box Room	2.23m (7'4") x 1.47m (4'10")
Bathroom	1.95m (6'5") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>) : 116m<sup>2</sup>

EPC Rating : D

Extras (Included in the sale) : All fixtures and fittings including all; blinds, curtains, light fittings, carpets and fitted floors. Please note that other items may be available through separate negotiation.







  
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