

# 35 Whitehill Grove

DALKEITH, MIDLOTHIAN, EH22 2LJ



*Generous three-bedroom terraced house that provides excellent family accommodation over two levels*



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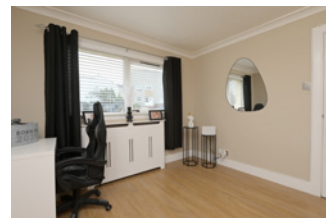
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McEwan Fraser is delighted to present this generous three-bedroom terraced house that provides excellent family accommodation over two levels. The property is well-positioned in a popular area of Dalkeith and represents an excellent opportunity for families and first-time buyers alike. The property boasts front and rear gardens, gas central heating, and double glazing. Early viewing is recommended.

# THE LIVING ROOM



Accommodation is focused on a spacious dual-aspect living room that has excellent levels of natural light, contemporary décor, laminate flooring, and a space for a variety of different furniture arrangements. An incoming purchaser will have plenty of flexibility to create their ideal entertaining space.

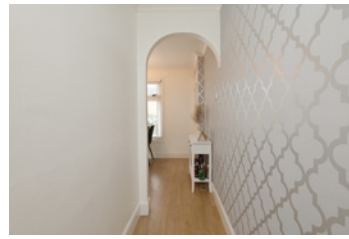
# THE KITCHEN/DINER



A well-appointed dining kitchen includes a good range of base and wall-mounted units with contrasting work surfaces. A gas hob, an electric oven, and a cooker hood are integrated. Space is provided for further free-standing appliances including a wine cooler. Ground floor accommodation also includes a welcoming entrance hallway with integrated storage and a W.C.







Climbing the stairs, the first-floor landing gives access to three double bedrooms and a contemporary shower room. Bedroom one is a bright and spacious bedroom that is carpeted and currently used as a beautiful nursery. Bedrooms two and three are also carpeted and neutrally decorated. The shower room has a corner shower cubicle with a mains shower, a white suite, and partial tiling.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





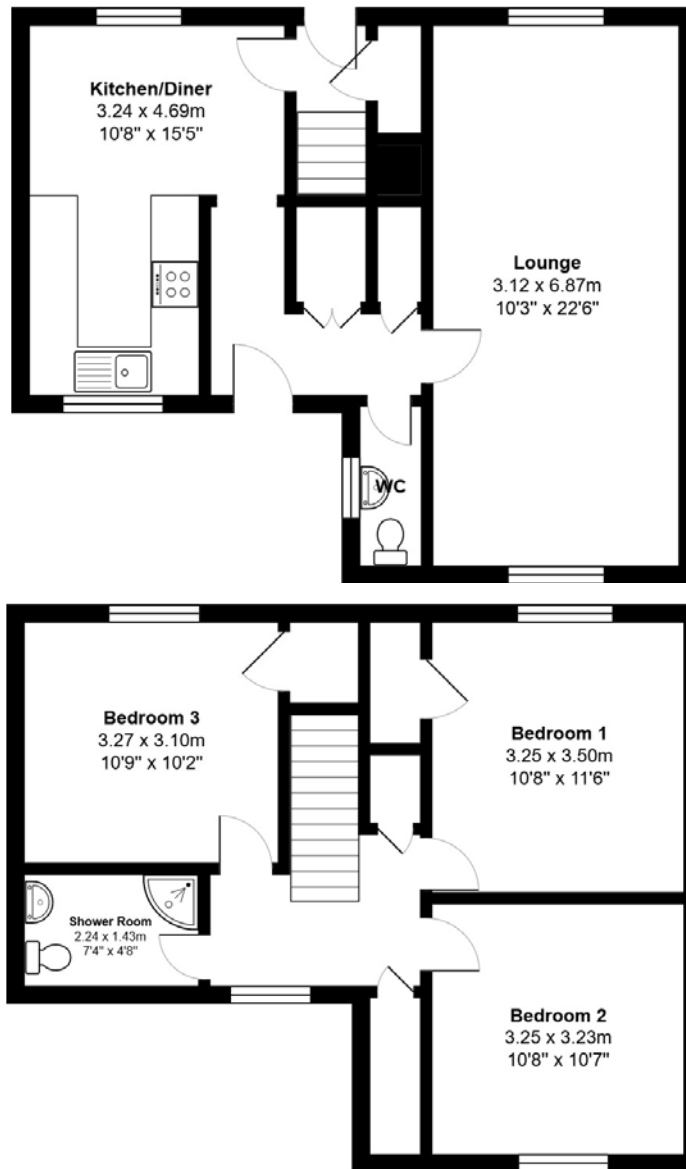
Front and rear gardens are low-maintenance and ideal for entertaining.

# EXTERNALS



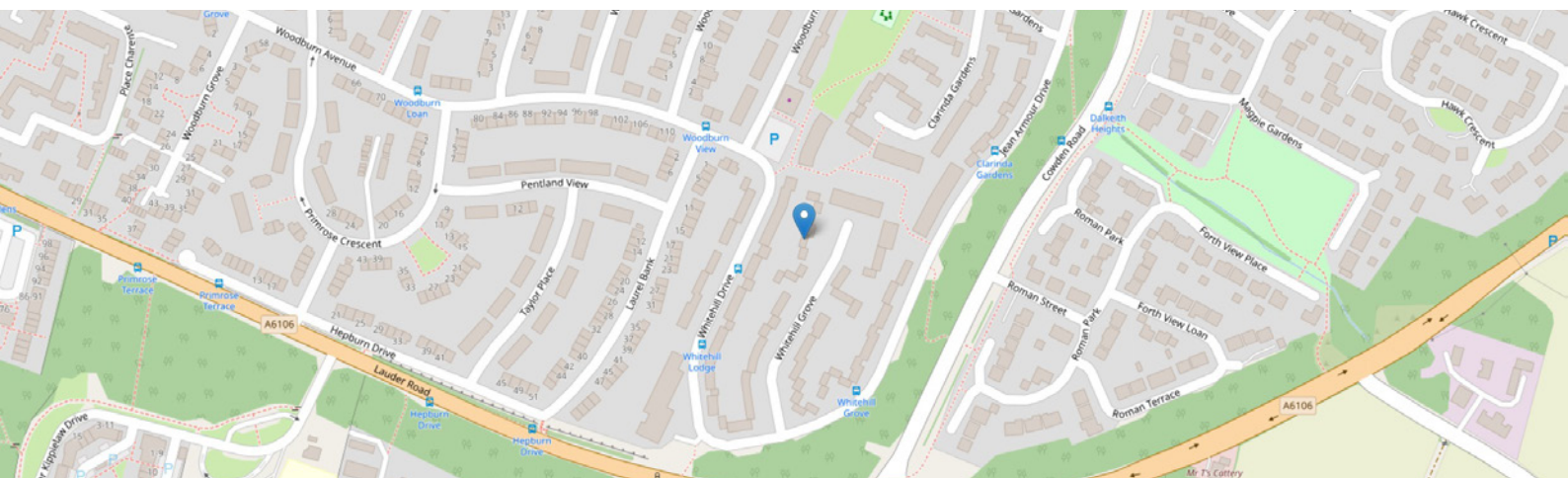


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<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 to the West.







Dalkeith itself is an excellent shopping centre with a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post offices. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports-conscious alike, Dalkeith Country Park is close by and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level.

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. Eskbank Station gives 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.



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