



37 Newmills Road, Dalkeith, Midlothian, EH22 1ET

www.mcdougallmcqueen.co.uk



Rare opportunity to purchase a property of this design and layout, this is a one of a kind, positioned to take advantage of all Dalkeith has to offer. McDougall McQueen are delighted to present to the market this three-bedroom detached house with ensuite and two further bathrooms, offering spacious accommodation over two levels and occupying a prominent position within Dalkeith. The property provides off-street parking and a small garden terrace for outside entertaining. We are sure it will prove to be a very popular choice for many house buyers and we would recommend viewing at your earliest convenience.

- Entrance hallway
- Spacious living and dining room with dual aspect windows, electric fire with feature surround with a spiral staircase to the upper level
- Fitted kitchen with a range of wall and base units, five ring gas hob, oven, stainless steel splashback, extractor, and remaining white goods
- Utility room
- Family bathroom with three-piece suite featuring a corner bath
- Main bedroom with front facing window
- En-suite shower room with double shower base
- Upper hallway
- Double bedroom with twin windows to the rear, walk-in wardrobe, and additional double wardrobe
- Double bedroom with dual aspect windows and walk-in wardrobe
- Shower room with electric shower, wc, and sink
- Gas central heating and double glazing
- Alarm system
- Cellar storage
- Off-street parking
- Garden terrace for outside entertaining



Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being part of a modern new development to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

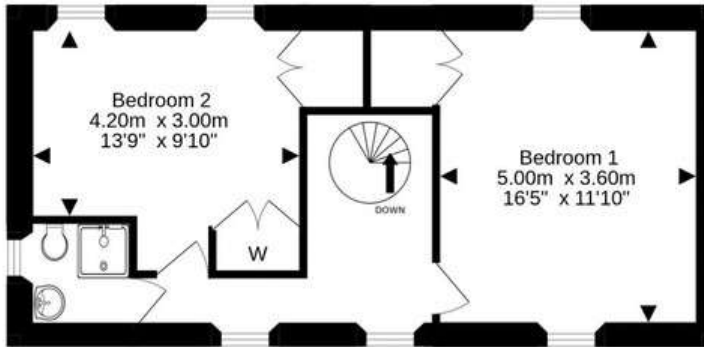
Extras

All Floor coverings, light fittings, blinds, all integrated appliances and any remaining white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Price & Viewing

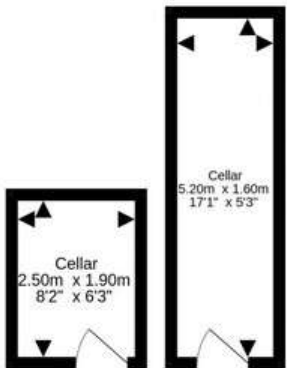
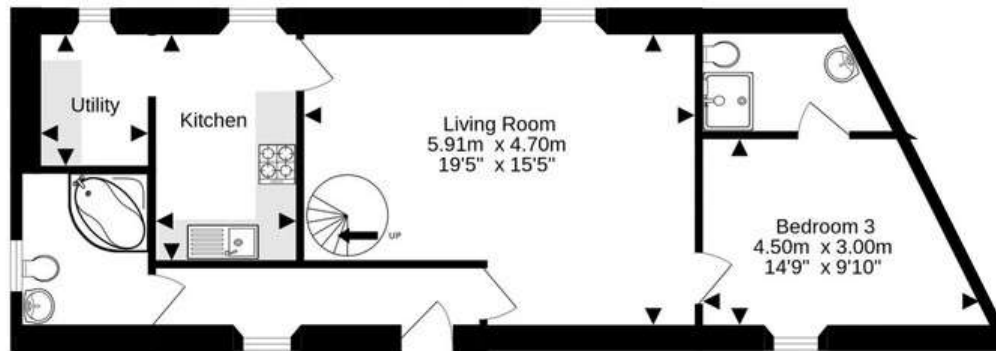
For price and viewing information or further details on this property please contact agent

EPC Band - D



Utility 2.20m x 1.70m
7'3" x 5'7"

Kitchen 3.60m x 2.20m
11'10" x 7'3"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

