



9 Miners Walk, Dalkeith, Midlothian, EH22 2AL

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Beautifully internally remodelled, upgraded, and improved property with outstanding fixtures and fittings, providing stunning bespoke family accommodation over two levels. McDougall McQueen are delighted to present to the market this bright and spacious, as new, four-bedroom detached house, located in a highly desirable modern residential estate in Dalkeith, Midlothian, just a stone's throw from Dalkeith Schools' Community Campus and a short walk from all the amenities Dalkeith has to offer. Presented in a gorgeous walk-in condition and boasting the perfect layout for families and those that love to entertain, this property should not be missed. Ideal for professional couples and families alike, this property has garden grounds to the front, side, and rear which are ideal for outside entertaining and relaxation.

- Superb location within a modern established residential estate
- Internally remodelled to provide stunning bespoke accommodation
- Spacious living and dining room with front facing window and French doors to the rear garden
- Beautifully appointed stunning modern dining kitchen with bi-fold doors to the rear, a range of quality units with quartz worktops, inset sink, five ring gas hob, roof mounted extractor, double oven, integrated dishwasher, plumbed American style fridge freezer
- Superb family room and relaxation area with purpose-built bar and wine cooler.
- Main bedroom with window to the front and built-in wardrobes
- En-suite shower room with double shower base, overhead raindrop shower, attachment, WC and sink
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with window to the rear
- Bedroom four with rear facing window
- Stunning family bathroom with four-piece white suite comprising of a double ended bath with shower attachment, full width shower and drying area. Raindrop shower, floating wall mount sink and vanity unit with separate WC
- Garden grounds to the front, side and rear which are ideal for outside entertaining with areas for relaxation
- Garage with light and power



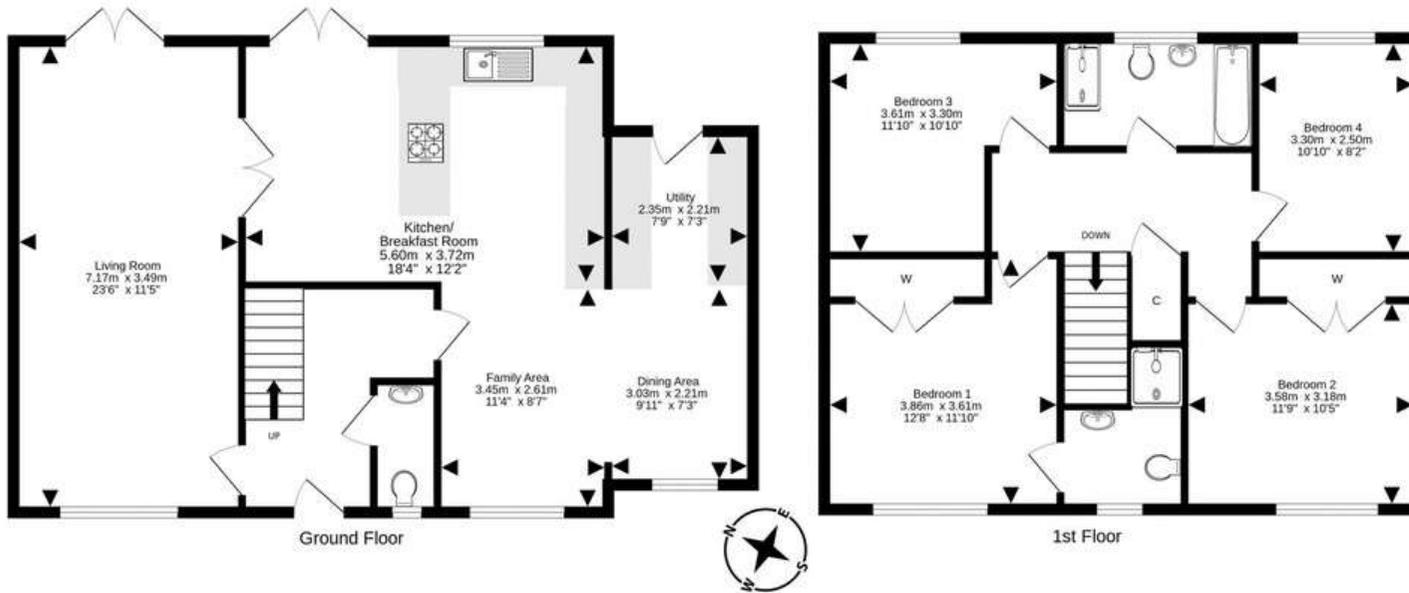
Location

The vibrant Midlothian town of Dalkeith is positioned just eight miles from Edinburgh city centre on the banks of the River North Esk on the route of the A68. It provides excellent local amenities with large supermarkets like Tesco, Morrisons and Lidl to an array of small specialised shops and restaurants on its busy High Street. Reputable schooling is close at hand with Kings Park Nursery and Primary school and Dalkeith High School Campus. Excellent recreational facilities and green space is plentiful in the area with Kings Park, Newbattle Golf Course, Newbattle Abbey grounds and Dalkeith Country Park all within easy reach making Dalkeith an ideal location for all the family. In addition, the area is served by superb transport links with a regular bus services providing access to surrounding districts and Edinburgh's city centre with further commuter links available including the A68, A1 and the Edinburgh City Bypass linking Scotland's main motorway network, with the Borders Railway link with stations at nearby Eskbank and Newtongrange Dalkeith really makes the ideal choice for the commuter however they chose to travel.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. Other items including remaining free-standing white goods may be available by negotiation. No warranty applies to any appliances or other movable items included in the sale.

EPC Band - C



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.
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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.

