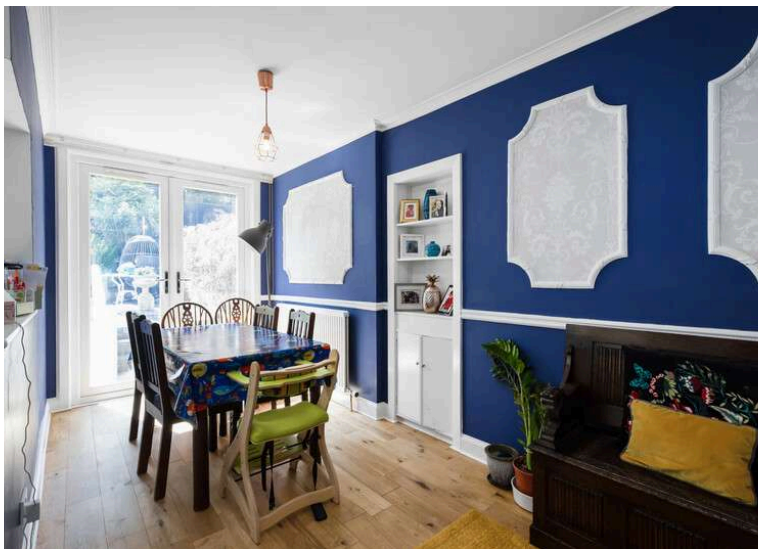




33 Mitchell Street, Dalkeith, Midlothian, EH22 1JQ

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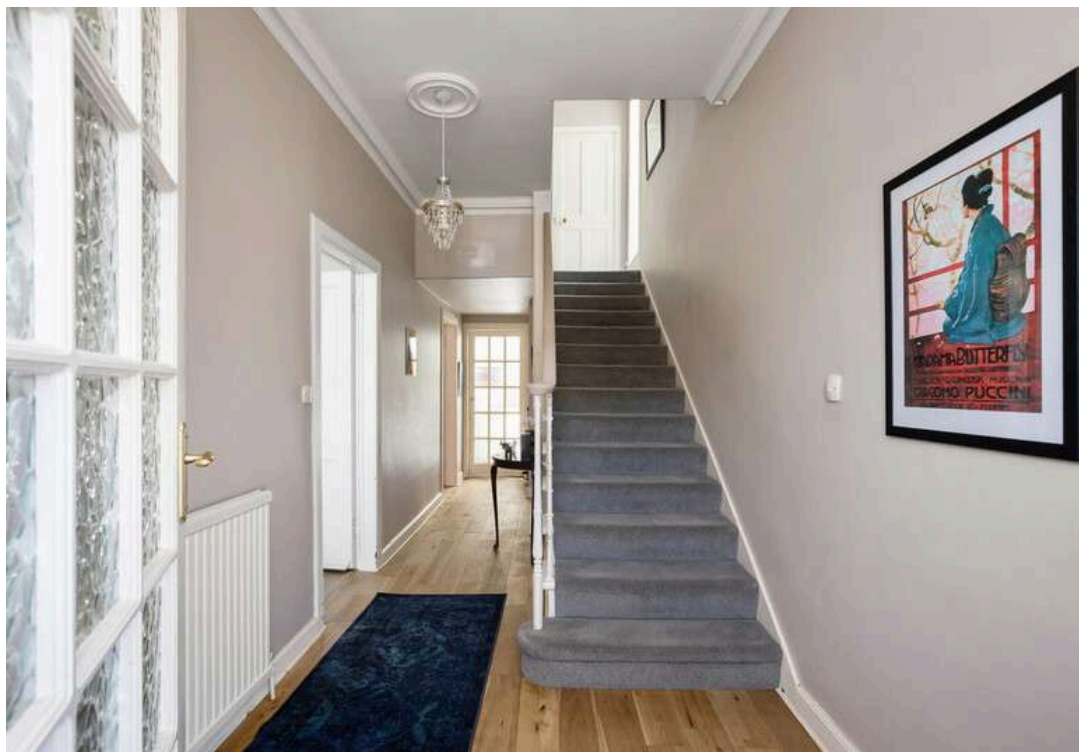


Another stunning rarely available property brought to the market by McDougall McQueen. We are delighted to present to the market this gorgeous terraced four-bedroom period villa set in an extremely sought after private residential area close to Dalkeith town centre. Offering spacious accommodation over three split levels and presented to the market in walk-in condition having been fully upgraded whilst still retaining many original features. Conveniently located, this property is ideally placed to take advantage of all the transport links, local shopping and schooling Dalkeith has to offer. The property has private garden grounds to the front and rear with ample on-street parking. Early viewing is essential as we are sure this property will prove to be very popular.

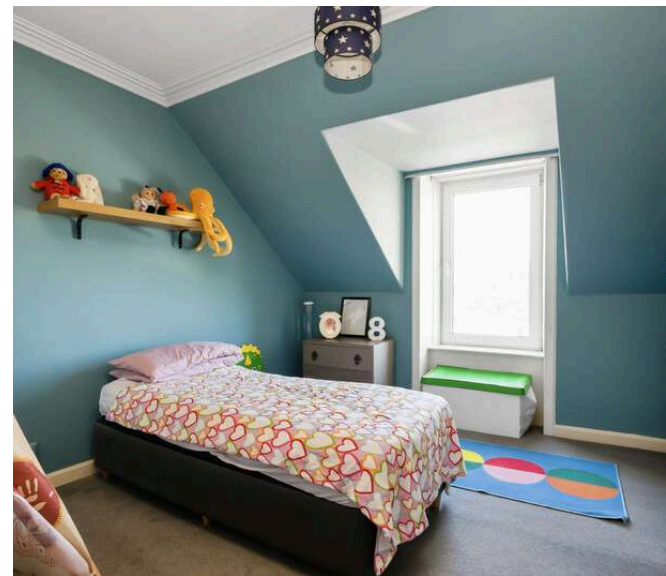
- Much sought after private residential location
- Superb mix of modern and retained original features
- Entrance porch
- Hallway with feature wrought iron staircase to the upper level and under stair storage
- Double bedroom with bay window, cornice work and ceiling rose
- Double bedroom with rear facing window
- En-suite shower room with double shower cubicle, wc, sink, and towel radiator
- Spacious open plan living and dining room with front facing window and French doors to the rear, cornice, ceiling rose

and storage

- Lovely fitted kitchen with a range of country style white units, dresser style unit storage, wood effect worktops, gas hob, extractor, and oven
- Stair landing with storage cupboards and four stairs to the top split-level landing
- Gorgeous bathroom with four-piece white suite including a double ended bath, wall mount taps with shower attachment, double shower base with raindrop overhead shower and shower attachment, bowl style sink with free-standing tap, wc and large store cupboard







- Top landing with galleried staircase, dormer window to the front and a study area
- Double bedroom with dormer window to the front
- Main double bedroom with dormer window to the front, built-in wardrobes, and dressing table
- Nursery/dressing room (off main bedroom) with Velux window to the rear and built-in storage
- Gas central heating and double glazing
- Lovely mature private garden grounds to the front and rear with various areas for entertaining, including a summerhouse
- Ample on-street parking





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.

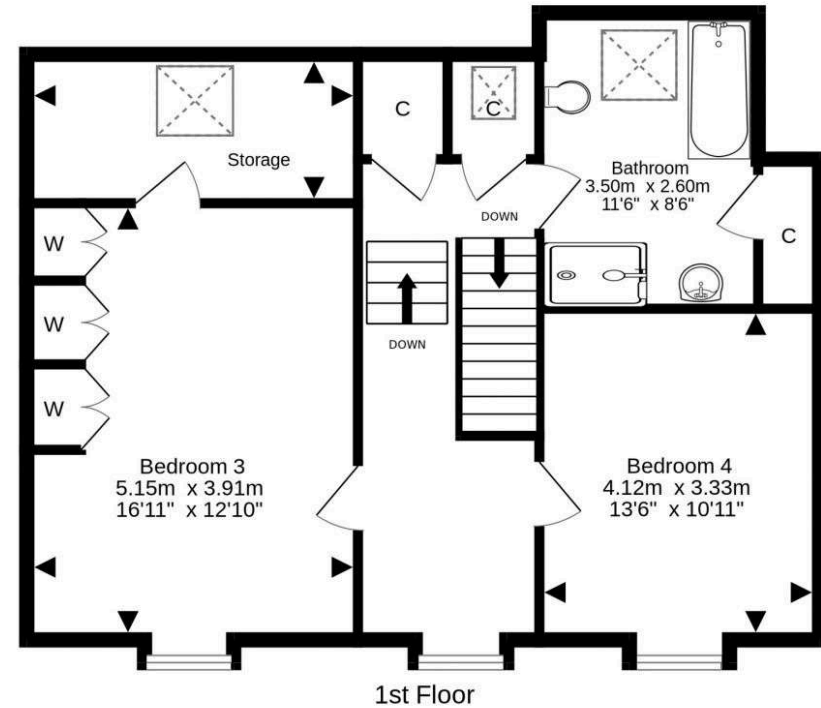
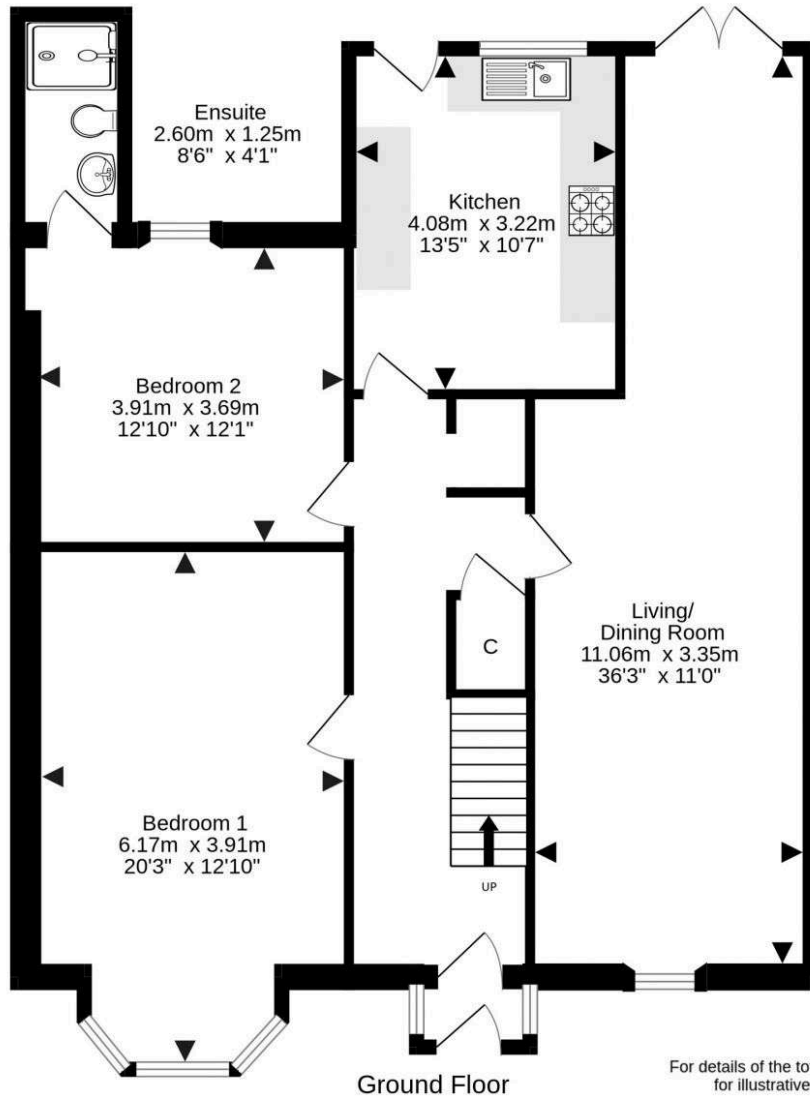
Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances, and the summerhouse. No warranty applies to any integrated or free-standing appliance, or other moveable items included in the sale and these items are deemed sold as seen. Other items may be available by negotiation and subject to offer.

Price & Viewing

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

EPC Band - D



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.

espc

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McQueen