



28 Mitchell Street, Dalkeith, Midlothian, EH22 1JQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





This could be the one you have been waiting for. McDougall McQueen are delighted to present to the market this substantial traditional lower period villa set in a much sought after private residential street, just a stone's throw from Dalkeith's bustling town centre. Offering generous accommodation on ground floor level and retaining many original features, this gorgeous property offers a driveway for off-street parking, large garage with light and power, and superb private garden grounds to the front and large rear garden, which are ideal for outside entertaining.

- Much sought after private residential location
- Retains many original features
- Entrance vestibule
- Hallway with large shelved store cupboard
- Spacious living room with feature bay window to the front, ornate fireplace, open Edinburgh press, cornice, picture rail and ceiling rose
- Large dining room with rear facing window, shelved store cupboard and walk-in under stair store
- Well fitted kitchen with a range of base and wall units, bowl sink and drainer, gas hob, extractor, oven, and free-standing white goods
- Bedroom one with bay style window to the rear, open Edinburgh press and cornice
- Bedroom two with front facing window, store cupboard and Edinburgh press
- Modern shower room, walk-in shower with overhead raindrop shower and attachment, wc and sink, open shelved storage, and towel radiator
- Gas central heating and sash and case double glazing
- Lovely mature private garden grounds to the front and large rear terraced garden with raised deck area for entertaining
- Driveway for off street parking
- Large garage with both light and power





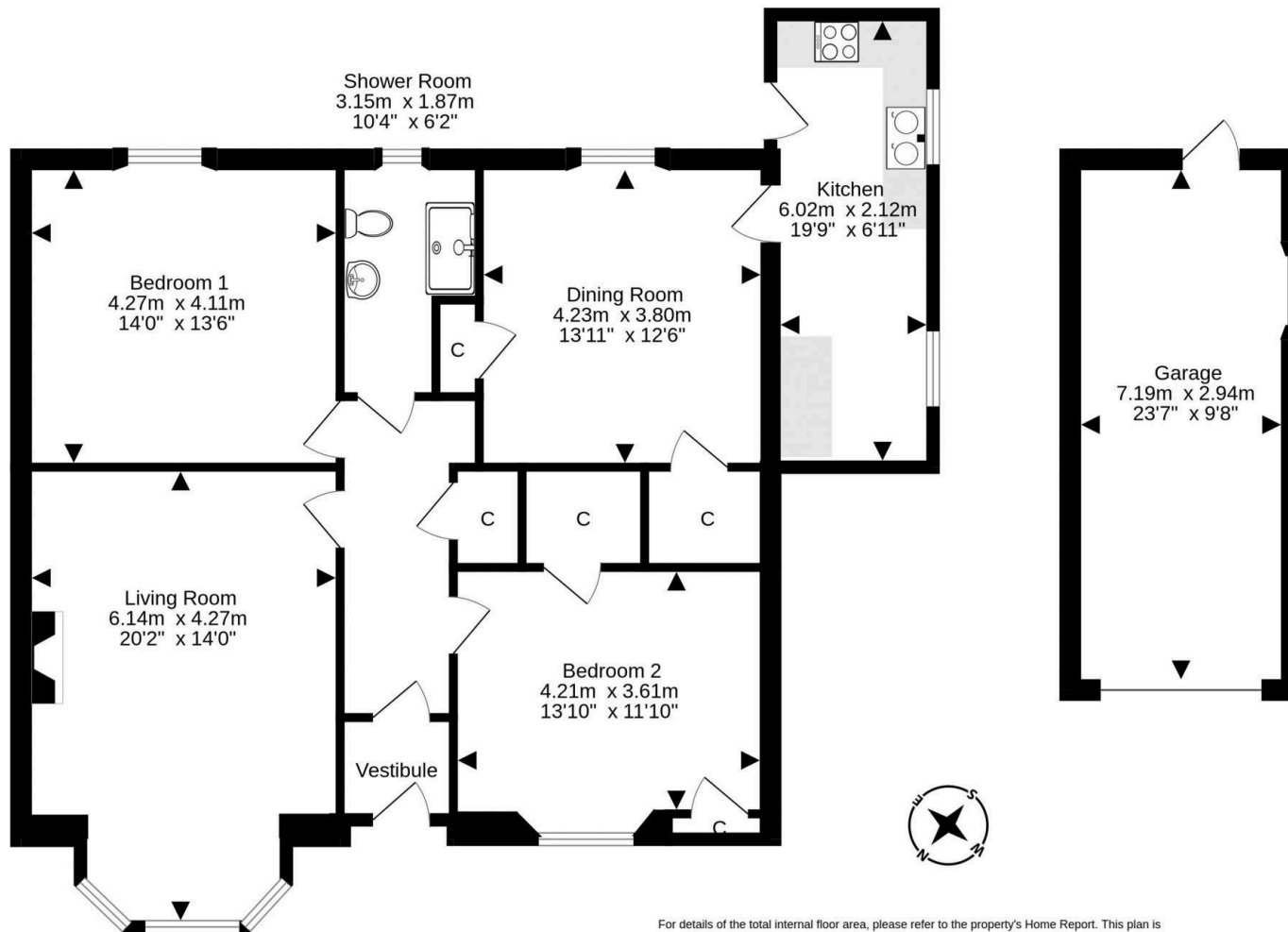
## Location

The property is located in the bustling Midlothian town of Dalkeith, which lies within easy commuting distance of Edinburgh city centre. The property is superbly well positioned, being a stone's throw from Dalkeith town centre and close to a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, and Aldi, with 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, bowling club, tennis courts, and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for with highly regarded schooling in the area 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. 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 including free-standing white goods and are subject to offer.

EPC Band - D



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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.

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