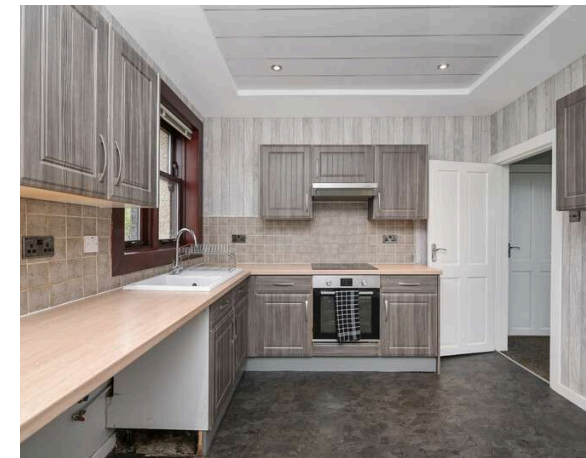




47 Whitehill Village, Dalkeith, Midlothian, EH22 2QD

www.mcdougallmcqueen.co.uk



Rarely available this delightful two bedroom semi-detached well-proportioned cottage, offers bright and spacious accommodation with generous gardens to the rear and side along with a driveway to the front. The property is ideally located in the quiet and tranquil village of Whitehill only a short distance from the popular Midlothian town of Dalkeith offering lots of local amenities. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway, hatch to the floored attic accessed by a fixed ladder.
- Front facing pleasant living room with a feature fireplace and open coal fire.
- Fully fitted breakfasting kitchen equipped with a range of wall and base units along with integrated appliances, door accesses the garden.
- Double bedroom, rear facing with a useful storage cupboard.
- Front facing double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage, corner shower cubicle and ladder radiator.
- Gas central heating.
- Double glazing throughout.
- Generous rear garden with a large patio area and laid to lawn.
- Driveway to the front.



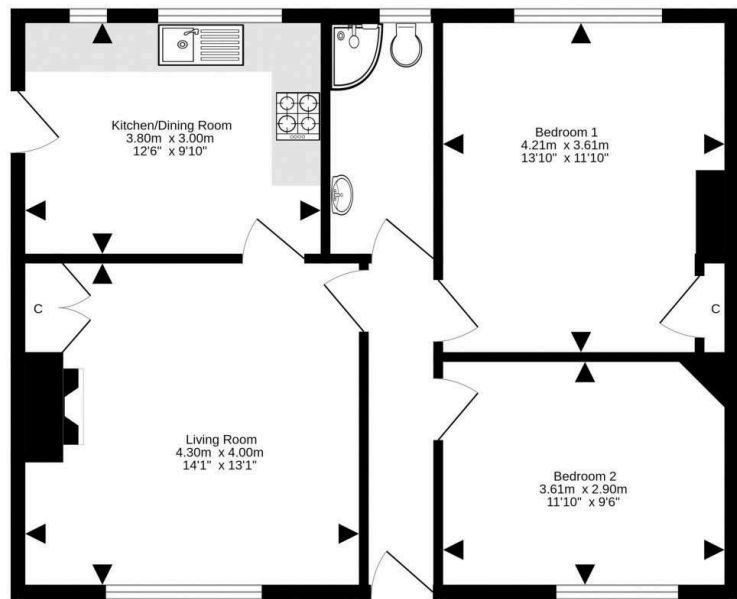
Location

Whitehill village is set within the picturesque countryside and is yet deceptively close to the hustle and bustle of the capital. Situated a mile from popular town of Dalkeith and just twelve miles southeast of Edinburgh, Whitehill Village enjoys a quaint village ambience, with all the advantages of city living. Nearby Dalkeith offers all the services and amenities of a bustling market town, including a selection of high-street shops and independent retailers; thriving cafes, pubs and restaurants; and choice of major supermarkets. Thanks to its semi-rural location, Whitehill Village is the ideal spot for exploring the great Scottish outdoors, whether relaxed strolls and cycles along the peaceful country lanes or adrenaline pumping hiking, mountain biking or snow sports in the majestic Pentland Hills. Whitehill Village is served by an excellent range of schools in both the public and private sector: it is within the catchment area for well-regarded Woodburn Primary School and Dalkeith High School and is well placed for some of the finest independent schools in the country. Thanks to its position south of the capital, Whitehill Village enjoys proximity to Edinburgh City Bypass, allowing just a 30- minute drive into the city, as well as a local bus service and frequent rail services from the new Borders Railway station at nearby Eskbank, whisking you to the heart of the capital in just 18 minutes.

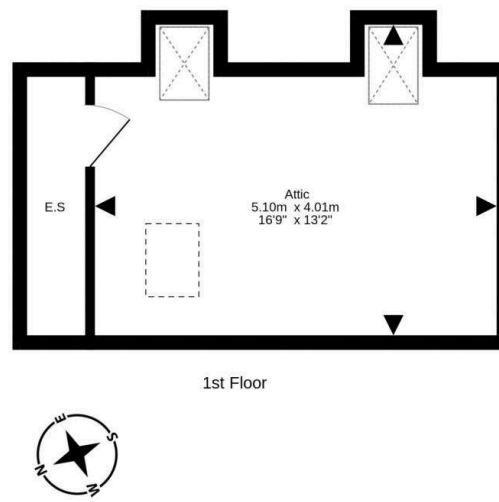
Price & Viewing

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

EPC Band - D



Ground Floor



1st Floor

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



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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.

