



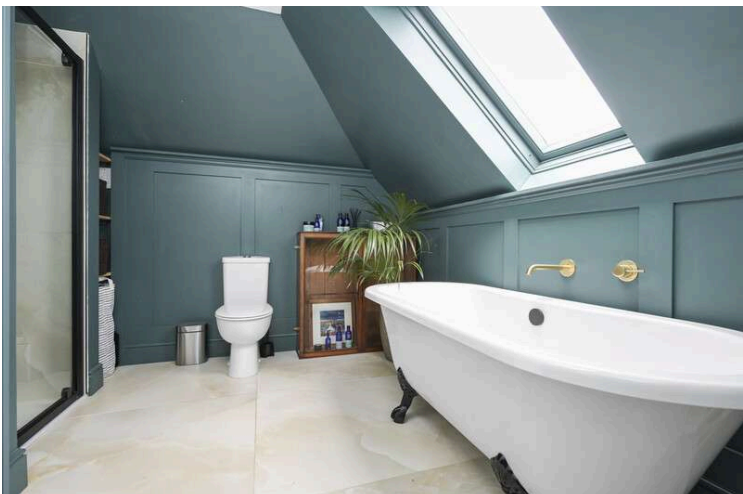
8 Mitchell Street, Dalkeith, Midlothian, EH22 1JQ

www.mcdougallmcqueen.co.uk



Definitely a property that is not to be missed. McDougall McQueen are delighted to present to the market this deceptively spacious traditional period villa set in a much sought after private residential street, just a stone's throw from Dalkeith's bustling town centre. Offering generous and flexible accommodation over two levels this property retains many original features with a modern twist and upgrading throughout. Presented in turn-key condition, this lovely property offers superb private garden grounds to the front and rear, which are ideal for outside entertaining and relaxation.

- Much sought after private residential location
- Retains many original features whilst being modernised and upgraded throughout
- Entrance hallway with under stair storage, built-in bookshelves with additional storage
- Spacious living room with feature bay window to the front, fireplace with log burning stove, cornice, ceiling rose and working shutters
- Bedroom three with front facing window and open shelved storage
- Beautifully designed open plan kitchen dining and family room with dual aspect windows, French doors to the rear, feature stone wall, a range of units with a Belfast sink, dual fuel range cooker, extractor, integrated dishwasher and American style fridge freezer, space for dining and family room area
- Utility room with a range of units and sink, working clothes pulley and a door to the rear garden
- Ground floor WC
- Upper landing with storage
- Bedroom one with Dormer style window to the front and a Velux window to the rear, bespoke fitted wardrobes, and eaves storage
- Bedroom two with Dormer window to the front and eaves storage
- Stunning family bathroom featuring a four-piece suite comprising of a stand alone roll top bath, bowl style sink with vanity unit, wc, shower cubicle with raindrop shower and attachment
- Gas central heating and double glazing
- Lovely mature private garden grounds to the front and large rear, ideal for entertaining and relaxation
- Unrestricted on-street parking



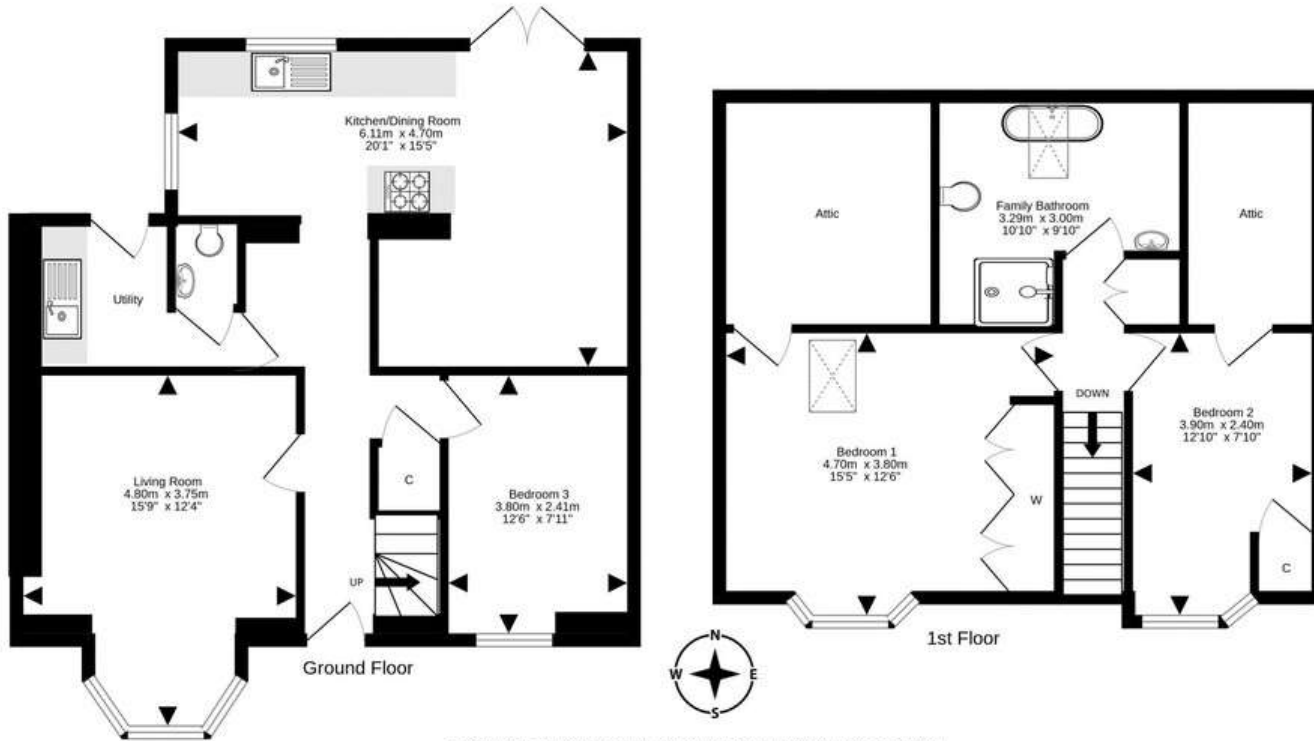
Location

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 and are subject to offer.

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.

