



13 Mitchell Street, Dalkeith, Midlothian, EH22 1JQ

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This property is a one off, full of character and charm, retaining many stunning original period features throughout with a modern twist. McDougall McQueen are delighted to present to the market this deceptively spacious terraced traditional period villa set in a highly sought after private residential location, just a stone's throw from Dalkeith's bustling town centre. Offering generous accommodation over two levels this property benefits from a newly fitted replacement conservatory. Presented in excellent condition, this lovely property offers private garden grounds to the front and stunning mature garden grounds to the rear, which are ideal for outside entertaining and relaxation.

- Superb, much sought after private residential location
- Retains many original period features with a modern twist
- Entrance hallway with stairs to the upper level, under stair storage with light and power, sanded and sealed floorboards
- Spacious sitting room, window with shutters to the front, cast iron period fireplace, cornice, and picture rail
- Beautiful bespoke dining kitchen with sanded and sealed floor boards, a range of units, gas cooker, solid wood worktops, Belfast sink, stunning 1920's range style fireplace and feature surround, shutters, open shelved storage, pulley, and French doors to the rear
- Rear hall with utility area, worktops and storage, access to the conservatory
- Newly fitted replacement conservatory with true-fit blinds, light and power
- Gorgeous family bathroom with double ended bath with mid mount bath taps, shower over the bath, wc and sink
- Bedroom with window to the rear, working shutters, and walk-in wardrobe
- Bedroom with Dormer style window to the front and bespoke full width fitted wardrobes
- Gas central heating
- Sash and case windows
- Lovely mature private garden grounds to the front and large rear garden, ideal for entertaining and relaxation
- Unrestricted on-street parking



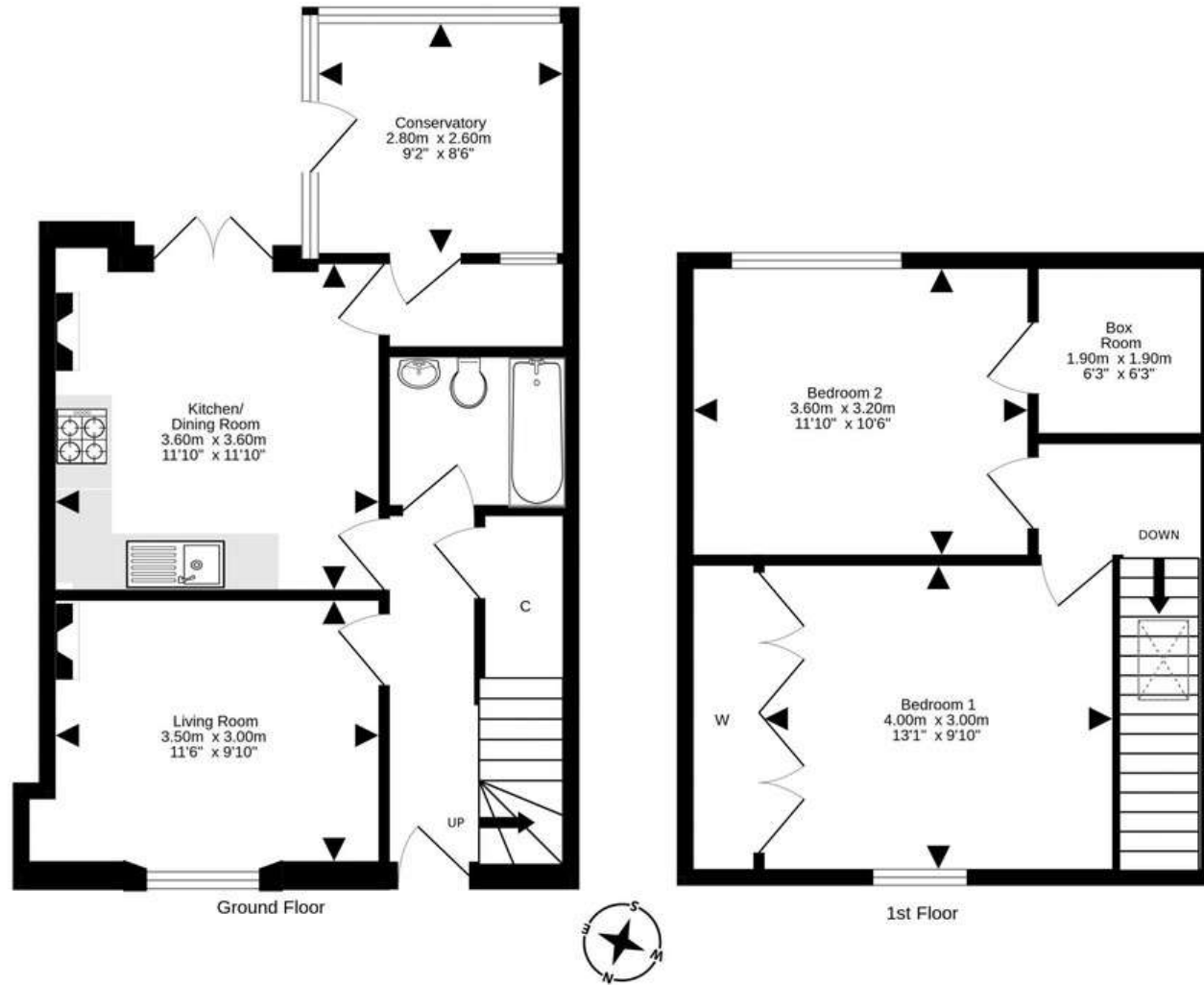
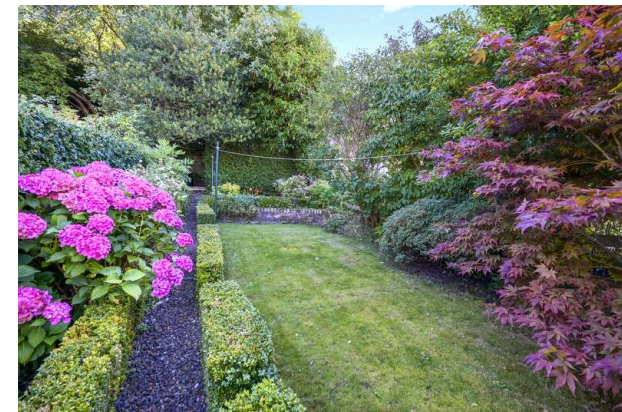
Location

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, shutters where fitted, gas cooker, and the garden shed. 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 - E



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.

