





Absolutely gorgeous detached property set back from the road on a small shared driveway entrance. McDougall McQueen are delighted to present to the market this spacious, modern three-bedroom detached house, offering well designed and upgraded accommodation, occupying a prominent position within a much sought after modern development on the outskirts of Dalkeith. Being in close-proximity and walking distance to all schooling and local amenities we feel this property is ideal for those with families, or professional couples. This modern development was built around 2016, it has garden grounds to the front, side, and rear, complete with a driveway leading to an integral garage. Viewing is to be made by appointment, but be quick, this is a lovely property and is not to be missed.

- Entrance hallway
- Ground floor WC
- Dining room with twin front facing windows and under stair store cupboard
- Living room featuring French doors with side panels, fitted with shutters, and providing rear garden access
- Gorgeous newly fitted modern kitchen with handleless light grey base and wall units with pull out storage, gas hob, extractor, self-cleaning oven, integrated washing machine, integrated fridge, and integrated freezer
- Upper hallway with access to a part floored loft and tank cupboard
- Main bedroom with twin front facing windows and built-in wardrobes
- Lovely en-suite shower room
- Bedroom two with rear facing window and including wardrobes
- Bedroom three with rear facing window and including wardrobes
- Family bathroom with three-piece white suite with shower attachment wc and sink with vanity unit
- Double glazing and gas central heating with upgraded designer radiator in the lounge
- Driveway with parking for three cars
- Integral single garage with light and power
- Lovely landscaped garden grounds to the front side and rear, ideal for outside entertaining, with summerhouse, seating area, and app controlled external eave's downlighting



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 as part of a modern new development, an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, 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.

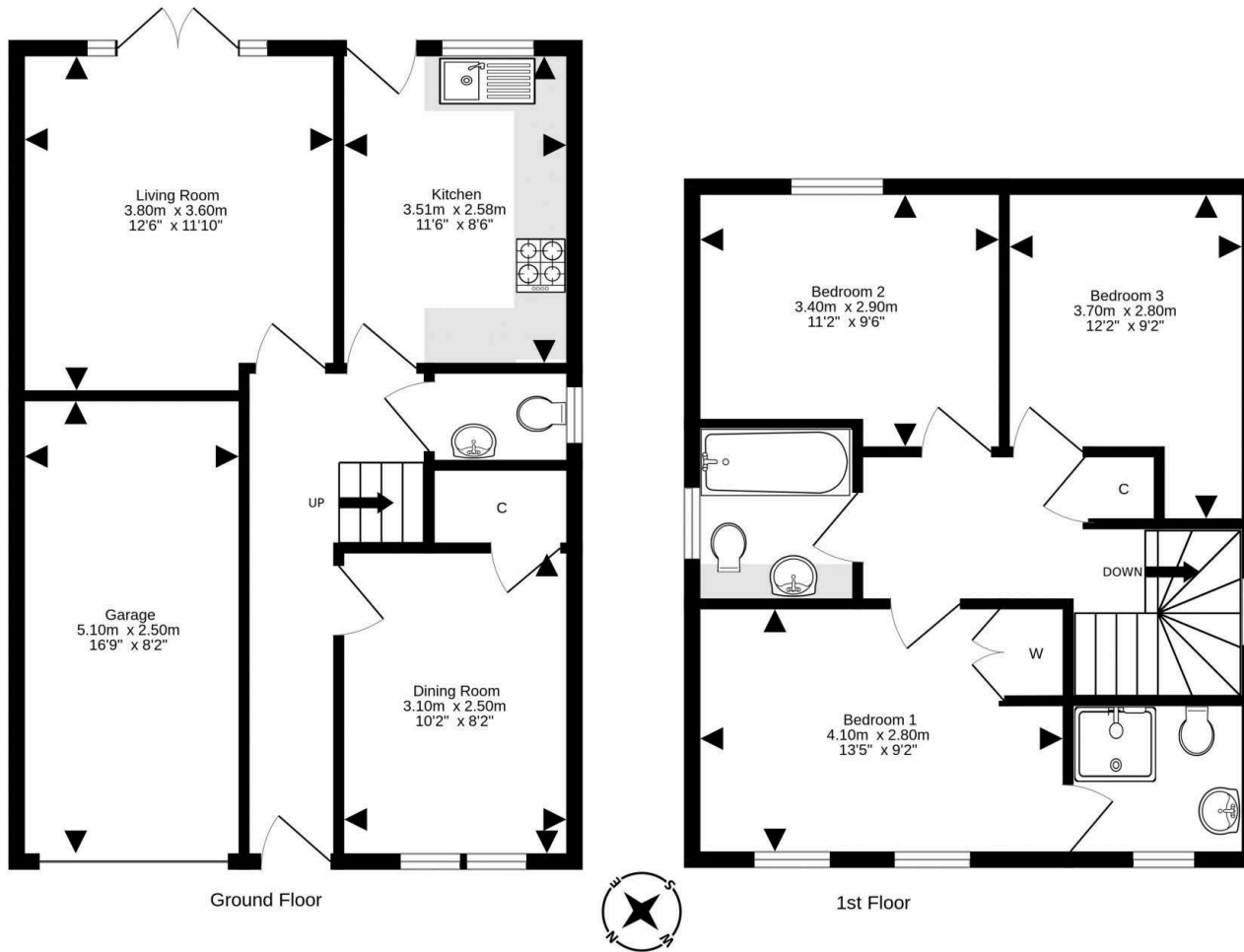
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, wardrobes in bedroom two and three. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Price & Viewing

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

EPC Band - C



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.

