

COULTERS<sup>©</sup>



# 19 SANDYRIGGS GARDENS

DALKEITH, MIDLOTHIAN, EH22 2ED

 4 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

19 Sandyriggs Gardens is an immaculately presented detached, modern four-bedroom house, located in the town of Dalkeith. The home has been finished to an impressively high standard and benefits from not only an air source heat pump, solar panels, a detached garage with an electric car charging point, but also an impressive garden studio.

The sitting room is a warm and welcoming space, with a sleek media centre and an elegant fireplace below creating a delightful focal point in the room. Beautiful engineered wood flooring bounces light throughout home. To the rear is a stylish kitchen/dining room, fitted with wall and base mounted cabinetry which incorporates Neff kitchen appliances comprising an induction hob, double oven with combination microwave oven, dishwasher and an Indesit fridge/freezer. There is space for a dining table and chairs, whilst patio doors open directly onto the rear garden. The utility room has been upgraded to add extra, thoughtful storage cupboards.

At ground level there is also a WC (with access to further storage space) and a fourth bedroom (or family room depending on requirements) with views to the front of the property.



## KEY FEATURES



-  Immaculately presented detached family home with a garden studio.
-  Landscaped, generously sized rear private garden.
-  Located in the popular town of Dalkeith.
-  EPC Rating - B
-  Four beautiful double bedrooms.
-  Detached garage (with car charger) and two car driveway.
-  An array of local amenities close by.
-  Council Tax Band - E



On the first floor the bright, principal bedroom is fitted mirrored wardrobes and a contemporary en-suite shower room (with a large rainfall shower cubicle, WC and wash hand basin). There are two further well proportioned and bright bedrooms and a luxurious, well-lit separate family shower room with a generously sized rainfall shower cubicle, WC and wash hand basin. Heating and hot water is provided by a combination of solar panels and an air source heat pump.

Externally, in the particularly spacious rear garden is a gorgeous, dual aspect detached garden studio with a fitted office space (with power and lighting), in addition to a covered decked area, an open decked area, patio area and a large area of lawn. To the front is a small, well tended front garden, a two car driveway and a detached single garage with a car charging point.





## THE LOCAL AREA

Located just 7 miles from Edinburgh's city centre, Dalkeith offers the perfect balance of countryside charm and urban accessibility. This historic town in Midlothian is renowned for its beautiful period architecture, excellent local amenities, and the stunning Dalkeith Country Park—a 1,000-acre estate with scenic walks, a stylish café, and family-friendly attractions.

Dalkeith boasts a vibrant town centre with independent shops, supermarkets, schools, and healthcare facilities, making it ideal for families, professionals, and retirees alike. Excellent transport links, including nearby rail stations such as Shawfair Station (1 mile) and Newcraighall (1.5 miles) and direct road access to the A720 City Bypass and A68, ensure seamless commuting to Edinburgh and beyond.

Whether you're looking for a peaceful residential setting or a strategic investment opportunity, Dalkeith combines historical character with modern living in one of Midlothian's most desirable locations.

## EXTRAS

All light fittings, carpets, fitted flooring and integrated kitchen appliances are included in the sale.



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HOME REPORT VALUATION: £350,000

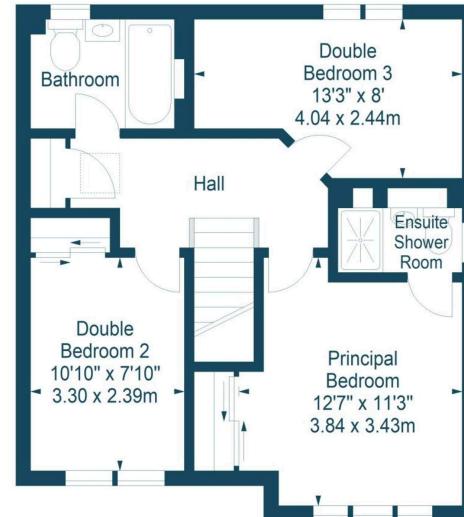
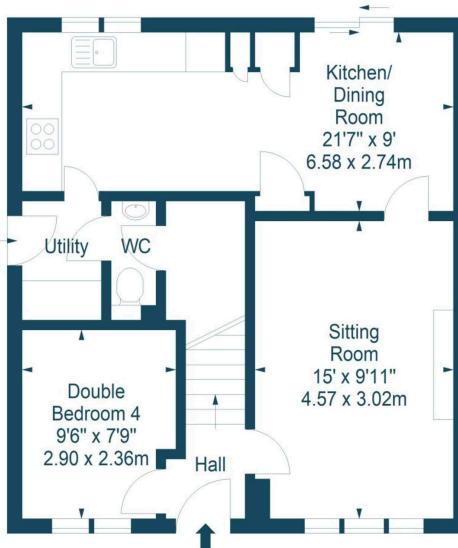




**Sandyriggs Gardens,**  
**Dalkeith,**  
**Midlothian, EH22 2ED**



Approx. Gross Internal Area  
1044 Sq Ft - 96.99 Sq M  
Garden/ Studio & Garage  
Approx. Gross Internal Area  
295 Sq Ft - 27.41 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.