

2 COCKLEROW COURT

Millerhill, Dalkeith, EH22 1FA



A STUNNING DETACHED HOUSE IN MILLERHILL VILLAGE



CONTENTS

- 04** **Floorplan**
- 07** **The property**
Welcome to a stunning four-bedroom detached house
- 09** **The entrance**
The home's main door opens into a naturally-lit entrance hall
- 11** **The reception rooms**
The living/formal dining room has generous dimensions to accommodate neat zones for lounge and dining furniture
- 16** **The kitchen**
The heart of the home for lively dinner parties
- 20** **The bedrooms**
Four large double bedrooms are divided equally between the ground and first floors
- 27** **The bathrooms**
Three standout feature bathrooms
- 28** **Garden & parking**
In addition to the front garden, there is an expansive rear garden with a landscaped design that creates distinct spaces for relaxing, dining, and socialising
- 37** **The area**
The tranquil village of Millerhill promises a wonderful semi-rural escape

PROPERTY NAME

2 Cocklerow Court

LOCATION

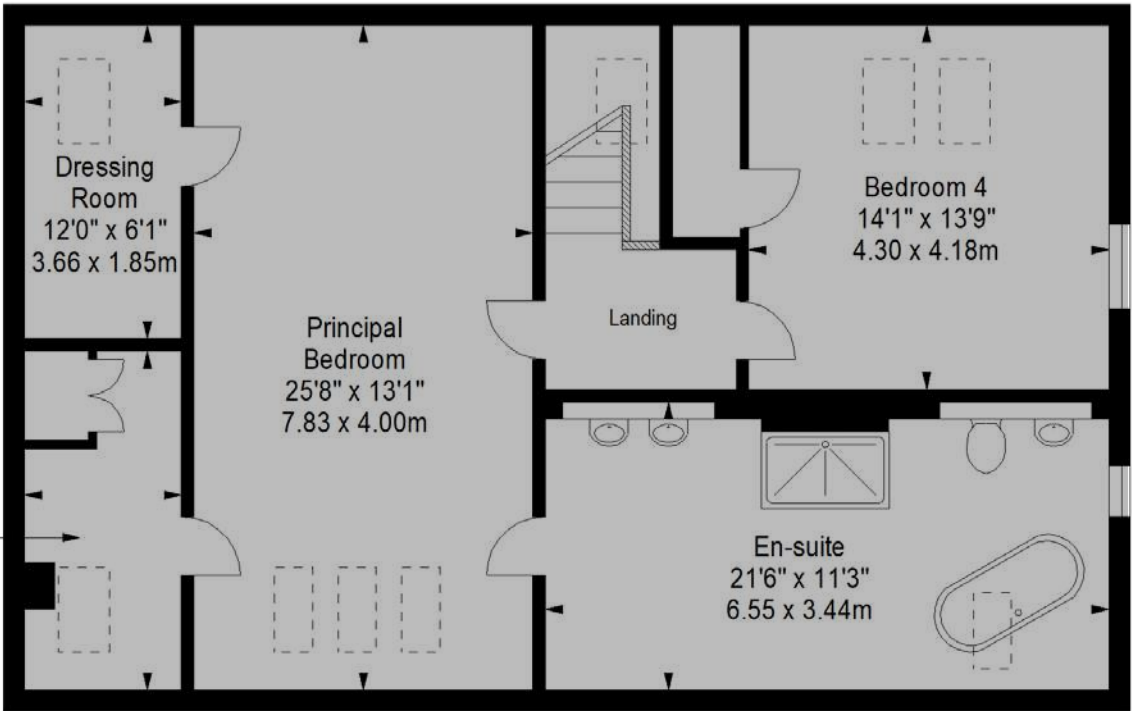
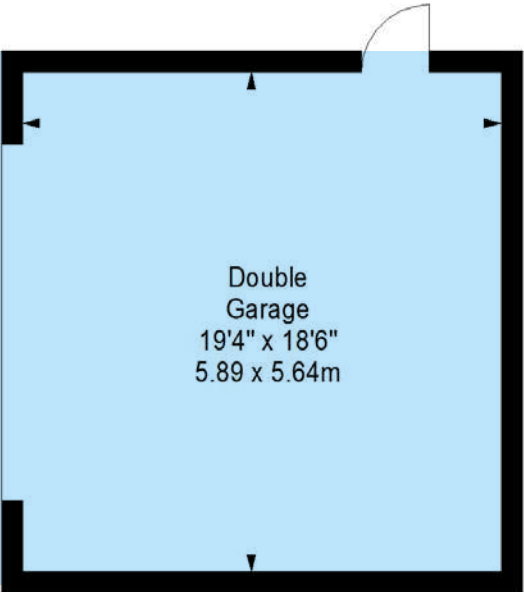
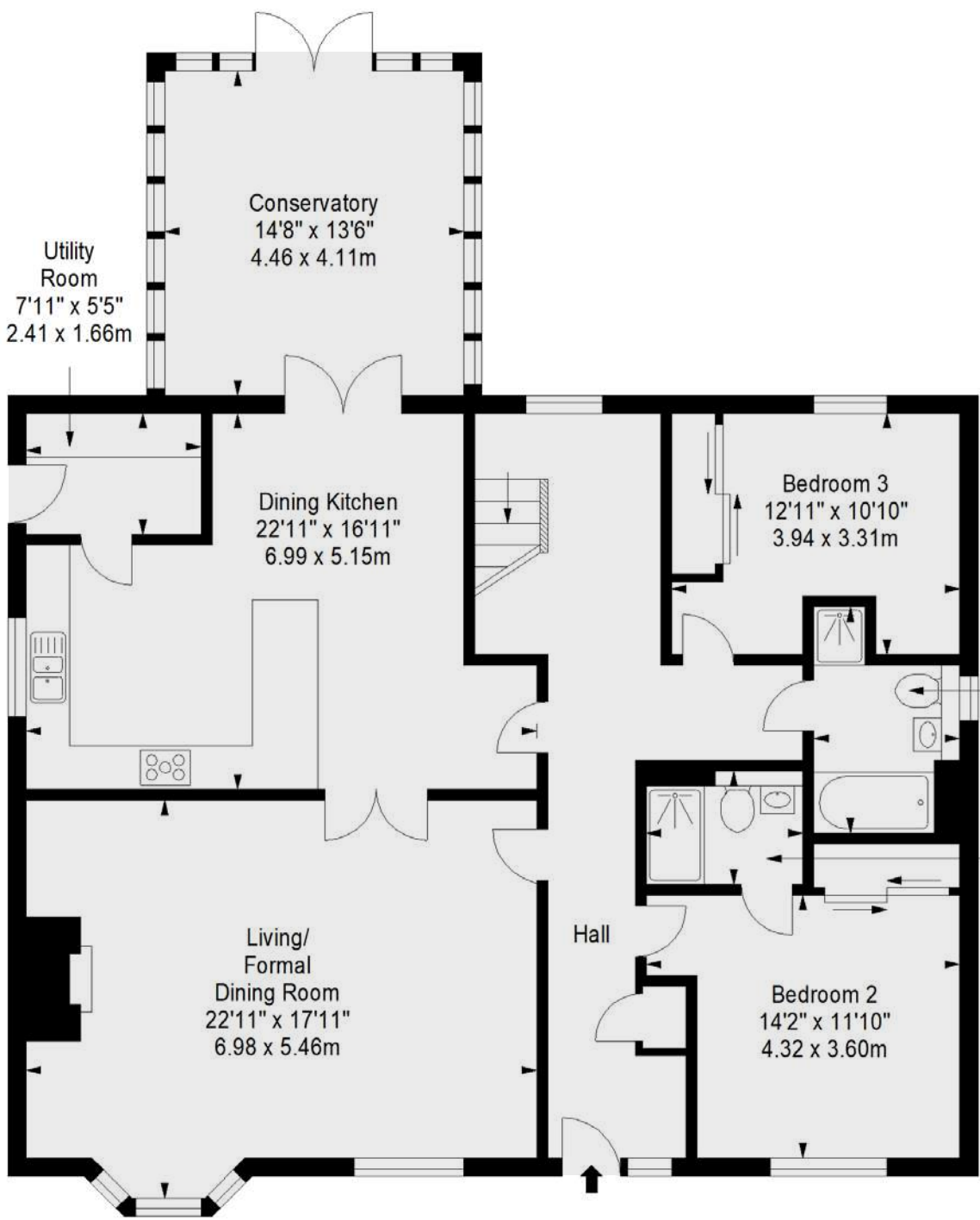
Dalkeith, EH22 1FA

APPROXIMATE TOTAL AREA:

315.6 sq. metres (3397.2 sq. feet)

GROUND-FLOOR FIRST-FLOOR GARAGE

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO 2 COCKLEROW COURT



With a floorplan covering 3397 square feet, this executive detached house is a luxurious family home that goes above expectations. It features generous living accommodation, a quality dining kitchen, and three contemporary washrooms, including a sumptuous en-suite bathroom. The four-bedroom home also has excellent storage, as well as two private dressing rooms, ensuring the interiors stay neat and tidy. Adding to the property's appeal, it also has a fantastic location for families as part of a modern development in the village of Millerhill. It enjoys a semi-rural ambience close to Dalkeith and is just on the outskirts of Edinburgh, with the city centre reached in as little as 20 minutes by car.

GENERAL FEATURES

A stunning detached house in Millerhill village
With a floorplan covering 3397 square feet
Part of a sought-after modern development
Semi-rural ambience on the outskirts of Edinburgh
Modern interior design finished to high standards
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Naturally-lit entrance hall with built-in storage
Living /formal dining room with a log-burning stove
Large conservatory with French doors to rear garden
Shaker-inspired dining kitchen with breakfast bar
Separate utility room with access to the rear garden
Large principal suite with two private dressing rooms
Three further double bedrooms with built-in wardrobes
Opulent en-suite bathroom with a six-piece suite
Contemporary three-piece en-suite shower room
Three-piece family bathroom with handheld shower
Gas central heating and double-glazed windows

EXTERIOR FEATURES

Well-maintained front garden with a neat lawn
Landscaped rear garden with south-facing aspect
Multi-car driveway and detached double garage

Step into a LUXURIOUS FAMILY HOME

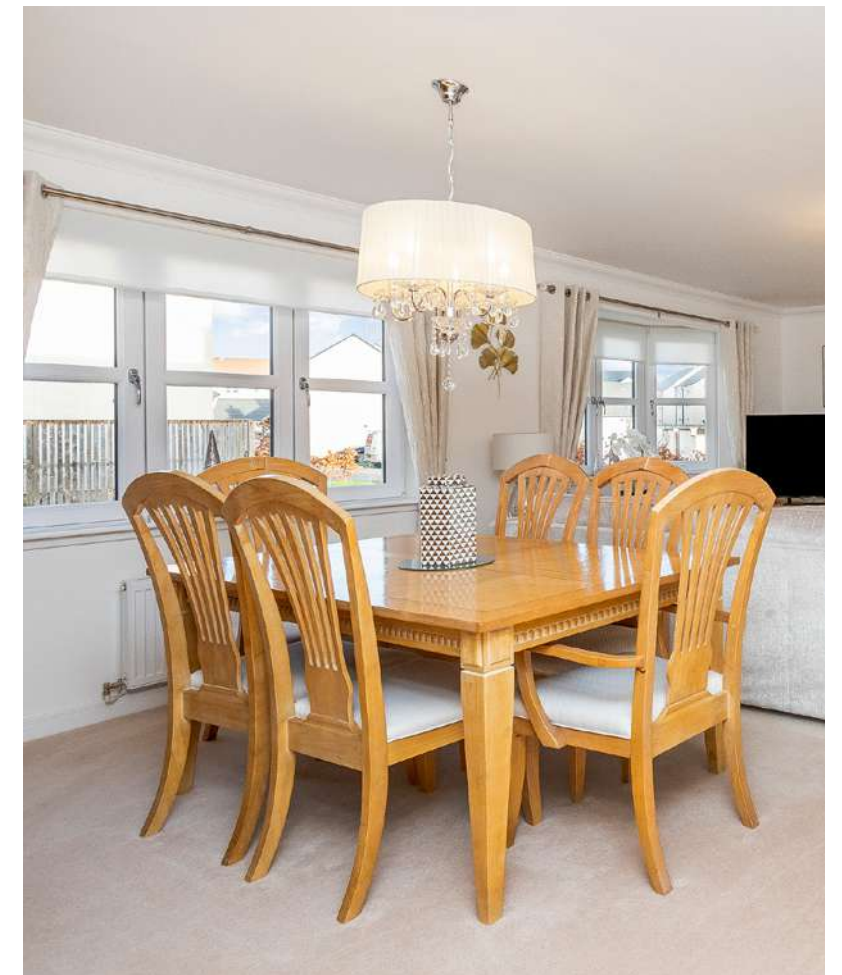
Nestled behind a neat front garden and a wooden porch, the home's main door opens into a naturally-lit entrance hall that has a pristine aesthetic and built-in storage. It is a wonderful introduction that sets the stage for the following accommodation.





THE RECEPTION ROOMS

A large living area with
a log burner



The living/formal dining room has generous dimensions to accommodate neat zones for lounge and dining furniture. Fronted by a bay window and additional glazing, it has a light and airy ambience which is further enhanced by the neutral aesthetic. In addition, it has the advantage of a log-burning stove for those cosy evenings in. To the rear of the home, there is also a large conservatory for unwinding whilst soaking up the garden ambience – it is a lovely place to sit, relax, and socialise.





THE HEART OF THE HOME



for lively dinner parties

The dining kitchen is the perfect size for entertaining dinner parties, with plenty of room for a table and chairs, as well as a comfy sofa. It has a Shaker-inspired design and a popular monochrome colour palette, featuring a generous range of white cabinets and stone-effect worktops with a return that doubles as a breakfast bar. Undercabinet lighting adds to the bright environment, whilst integrated appliances ensure a seamless finish. A separate utility room supplements the kitchen as well.



LARGE BEDROOMS



with a keen eye for detail



Four large double bedrooms are divided equally between the ground and first floors, each room continuing the high standards with neutral décor and soft carpeting. The second bedroom also has an en-suite, and like bedrooms three and four, it comes with a built-in wardrobe as well.



The principal suite is particularly impressive with a footprint spanning the entire depth of the home. It has ample room for comfortable seating and a vanity/study desk; plus, it incorporates a lavish en-suite bathroom and two private dressing rooms, complete with wardrobe fixtures.







THE BATHROOMS

A standout feature



On the ground floor, the home has a contemporary family bathroom with a handheld shower and the second bedroom's en-suite shower room. On the first floor, the principal bedroom's en-suite bathroom is a standout feature of the property. Opulent and very spacious, it boasts downlit display alcoves, dual-aspect windows, and a six-piece suite comprising three washbasins, two towel radiators, a hidden-cistern toilet, a freestanding double-ended bathtub, and a double walk-in shower enclosure with a rainfall showerhead. It is simply exquisite. Gas central heating and double-glazed windows ensure year-round comfort.



A BEAUTIFUL LANDSCAPED GARDEN

for the entire family

In addition to the front garden, there is an expansive rear garden with a landscaped design that creates distinct spaces for relaxing, dining, and socialising. It features manicured lawns and patio areas that are cleverly zoned by established planting beds. Fully enclosed and with excellent privacy, the rear garden boasts a suntrap, south-facing aspect as well. Private parking for multiple vehicles is also assured thanks to a large monoblock driveway and a detached double garage.



Cleverly zoned patio areas



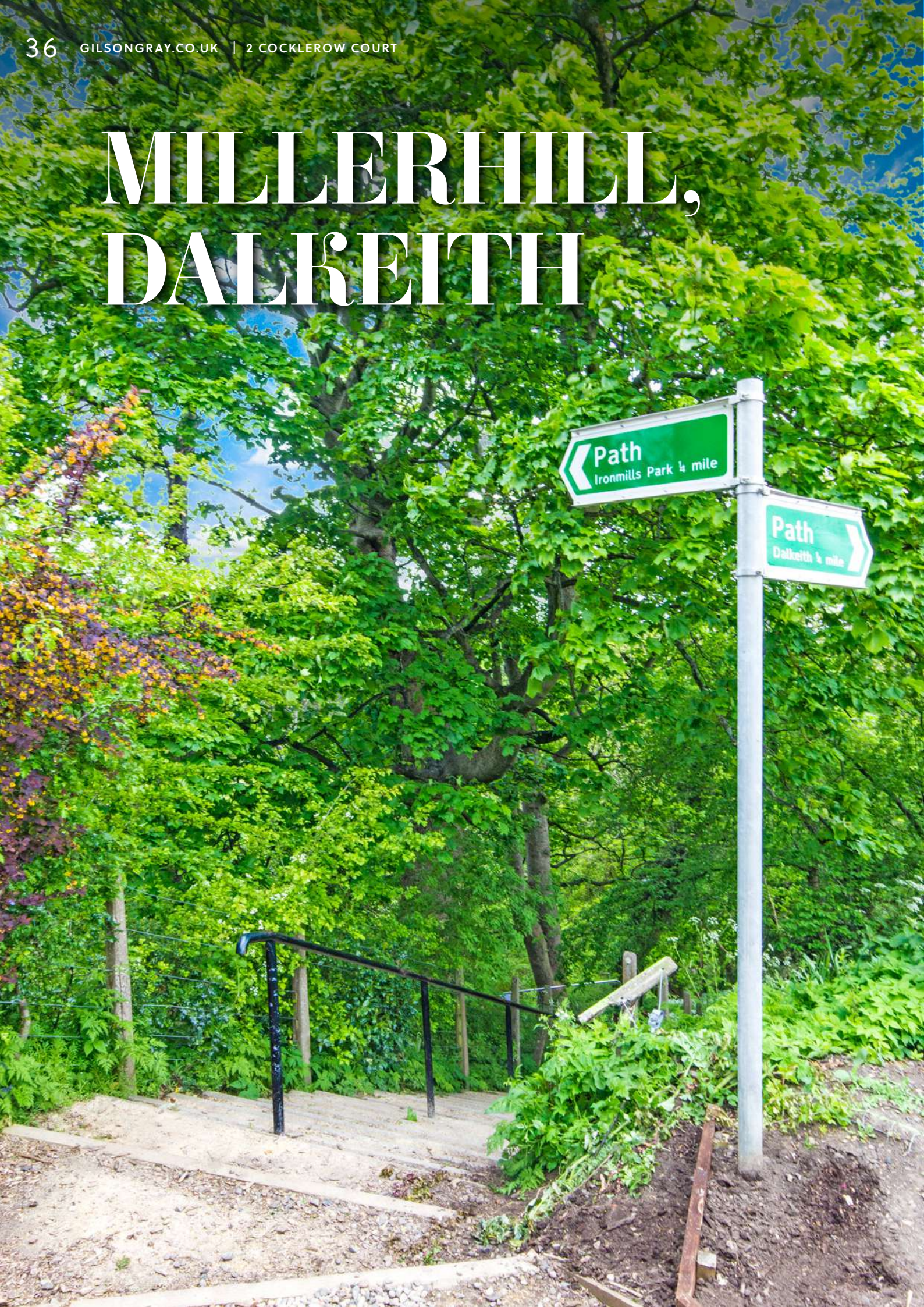


Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances (oven, five-burner gas hob, slimline extractor hood, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with Ross & Liddell and the annual charge is around £116



MILLERHILL, DALKEITH



Nestled in the beautiful Midlothian countryside, yet just a mile from Edinburgh City Bypass, the tranquil village of Millerhill promises a wonderful semi-rural escape within easy reach of the capital. In addition to unrivalled access to the A720 and a local bus service, residents are also just minutes' drive from Shawfair station, which is served by the Borders Railway line and offers swift links into the city centre in just fifteen minutes. Excellent everyday services and amenities are available in neighbouring Danderhall, including a post office, a pharmacy, convenience stores, cafes, takeaways, a library, and a leisure centre. More extensive retail and leisure facilities can be found at Fort Kinnaird

or in Dalkeith, both of which are a mere ten-minute drive away. Millerhill falls within the catchment area for well-regarded schools and it is also well placed for the independent Loretto School in Musselburgh and a host of private schooling options in Edinburgh. Thanks to its semi-rural setting, Millerhill provides the perfect base from which to enjoy all the Midlothian countryside has to offer. From hiking, mountain biking and snow sports in the Pentland Hills, to tranquil walks along the River North Esk and exploring ancient valleys and glens. Millerhill is also close to East Lothian, which is renowned for its scenic coastline and world-class golf courses.



Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.