



23 THORNY CROOK TERRACE

Dalkeith, Midlothian, EH22 2RG



3

Public Room



5

Bedrooms



2

Bathroom

23 THORNY CROOK TERRACE

Offering spacious and family orientated accommodation, this generous detached house forms part of a modern development in Dalkeith, accommodating three reception rooms, a breakfasting kitchen, five bedrooms, an en-suite shower room, a bathroom, and a separate WC. Externally, the house is accompanied by a large garden, a detached double garage, and a private driveway.

A hallway (with built-in storage and a WC) welcomes you into the home, immediately setting the tone for the interiors to follow with neutral décor and a gleaming tiled floor. On your right, you step into a living room, enjoying a sunny southeast-facing aspect and connected to the neighbouring dining room via double doors, opening to create a wonderfully sociable space. The dining room can comfortably accommodate a six-seater table alongside additional furniture and it flows through to a conservatory, as well as benefiting from direct access to the kitchen. In the kitchen, a wide range of contemporary wall and base cabinets is accompanied by spacious, complementary worktops and a full complement of integrated appliances, whilst provision is made for a small casual dining/breakfasting area, set next to French doors opening into the conservatory – a multipurpose, spacious room with access to the garden. The kitchen is supplemented by a utility room with additional cabinetry and an external door. One of the property's five double bedrooms is situated on the ground floor and is currently being utilised as a home office, highlighting the home's versatility.

The remaining four bedrooms are on the first floor, approached via a staircase and landing with built-in storage. The principal bedroom is supplemented by a built-in wardrobe and an en-suite shower room, with two of the remaining three bedrooms also accompanied by wardrobes. All five bedrooms are tastefully presented with attractive, modern décor and fitted carpets for optimum comfort. Finally, a four-piece family bathroom completes the accommodation on offer and comprises a bath, a separate shower enclosure, a WC-suite, and a mirrored, wall-mounted vanity cabinet.



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Features

- Generous detached house in Dalkeith
- Immaculately presented, modern interiors
- Entrance hall with WC and storage
- Southeast-facing living room
- Well-proportioned dining room
- Contemporary breakfasting kitchen with utility room
- Versatile conservatory with garden access
- Five double bedrooms (three with built-in wardrobes)
- One en-suite shower room
- Four-piece family bathroom
- Generous rear garden
- Detached single garage and private driveway







Extras: Integrated kitchen appliances comprising an oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Ross & Liddell for the upkeep of communal areas. The charge for 2024 was £180.













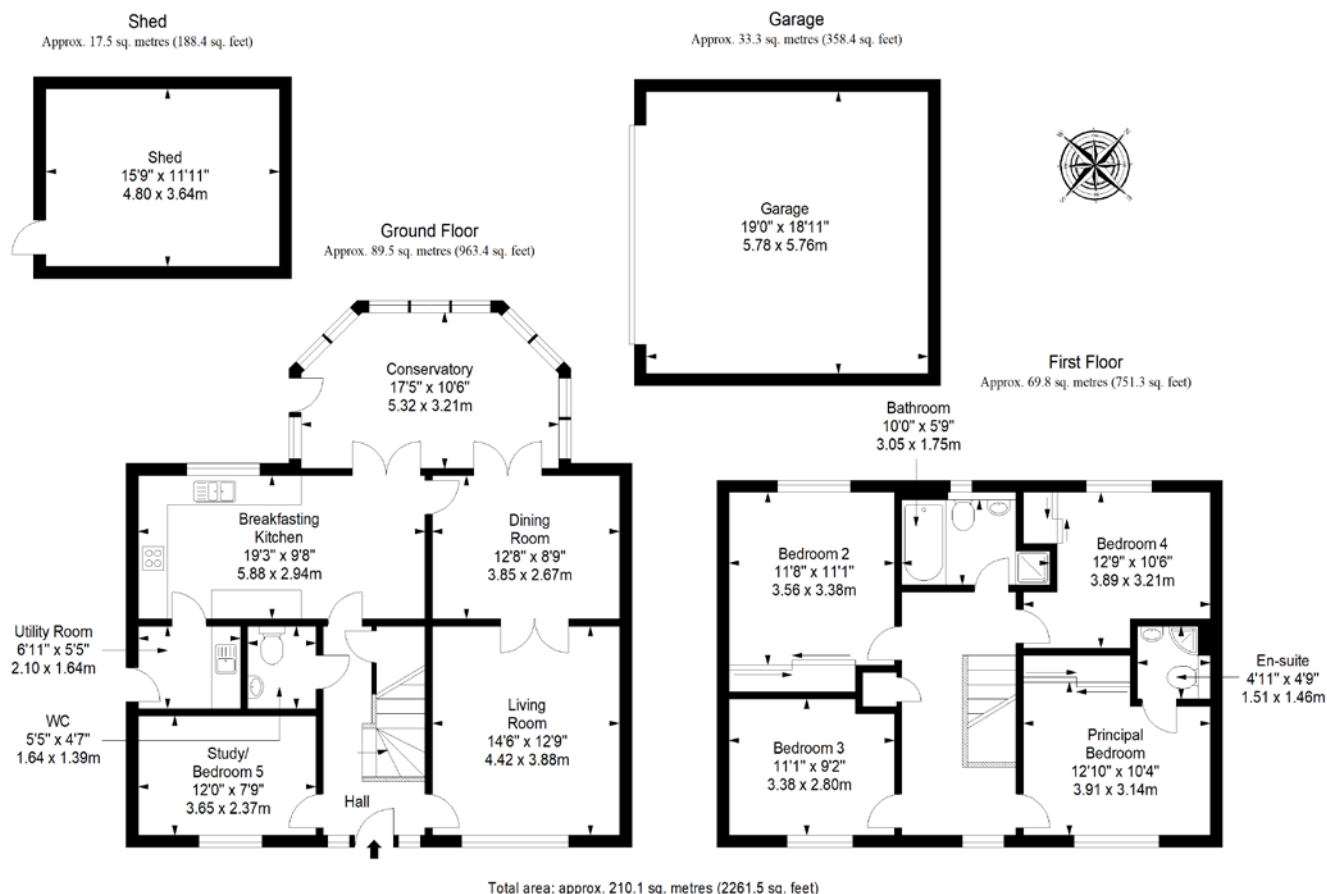
Externally, the house is perfectly complemented by a large rear garden, featuring a spacious gravelled and paved area for outdoor dining furniture, and a generous, well-kept lawn with a wealth of leafy trees, hedges, shrubbery, and a shed. Excellent private parking is provided by a detached double garage and a private driveway.



DALKEITH, MIDLOTHIAN

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.

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