



24 MUIRPARK

Dalkeith, Midlothian, EH22 3JE



2

Public Room



3

Bedrooms



2

Bathroom



24

MUIRPARK

This charming three-bedroom detached cottage enjoys a prime location in Dalkeith, conveniently close to supermarket shopping, major road links, and rail links into central Edinburgh that take just 20 minutes. It is a spacious, extended family home, with multiple living areas and a shower room on each level. The interiors retain a host of elegant traditional features while also promising attractive opportunities for modernisation and, therefore, personalisation by the new owner. Adding further appeal is private off-street parking and a generous walled garden to the rear.



E

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Quiet address close to Eskbank train station
- Extended traditional detached cottage
- Characterful original features and scope for modernisation
- Vestibule and hall open to a snug/study
- Southeast-facing living room with storage
- Formal dining room with kitchen access
- Southwest-facing kitchen with adjoining sunroom
- Three double bedrooms
- Ground-floor shower room
- First-floor shower room with separate WC
- Enclosed rear garden and front garden
- Private driveway
- Gas central heating and full double-glazing









Extras: All fitted floor and window coverings and light fittings will be included in the sale.

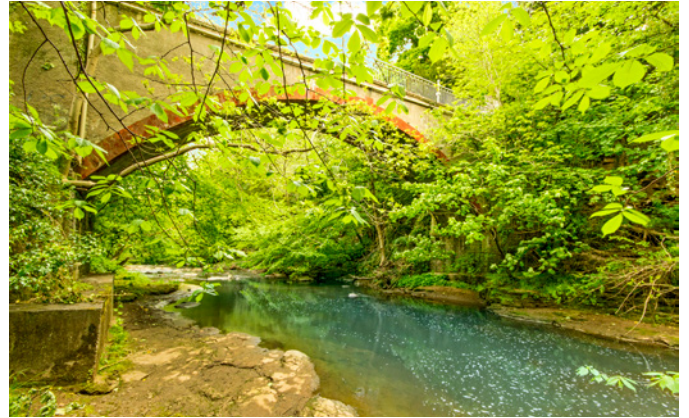








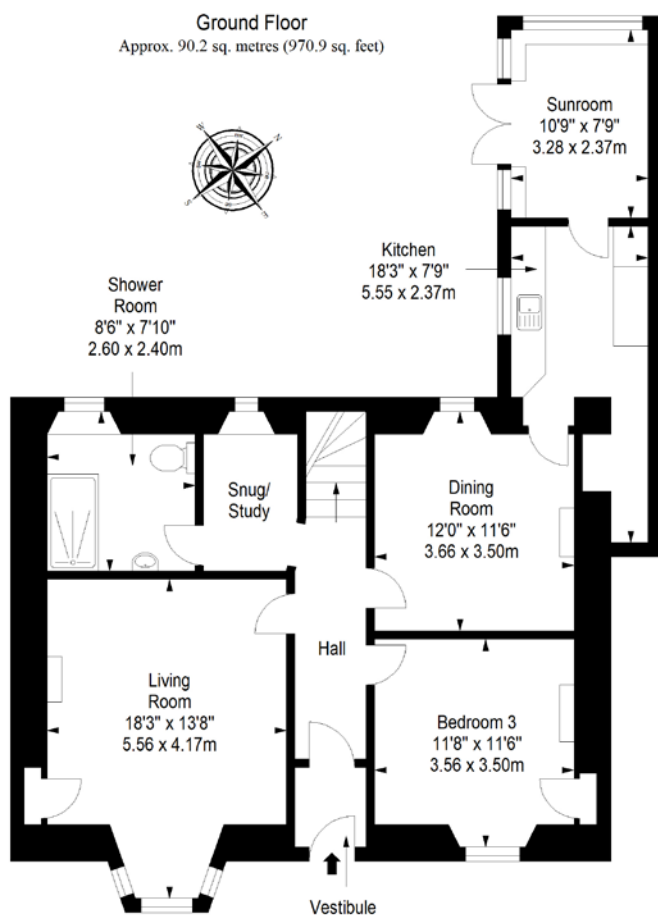




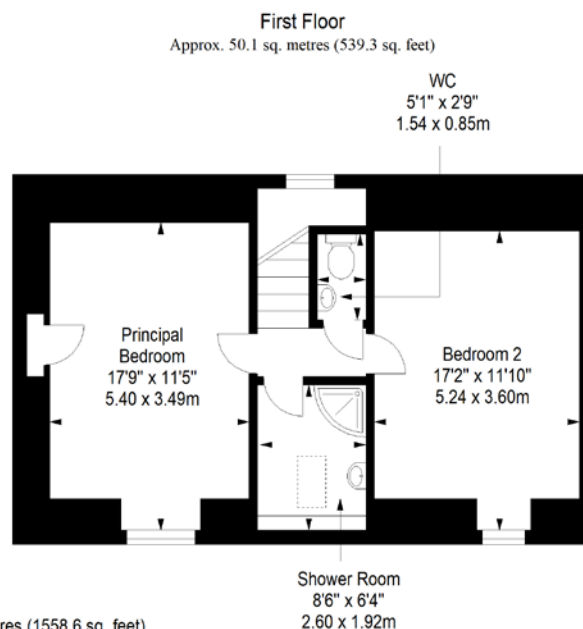
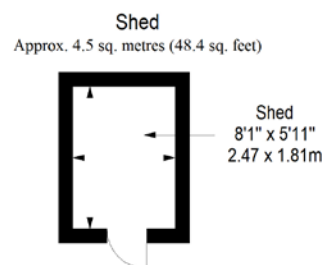
DALKEITH, MIDLOTHIAN

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.

FLOORPLAN



Total area: approx. 144.8 sq. metres (1558.6 sq. feet)



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