



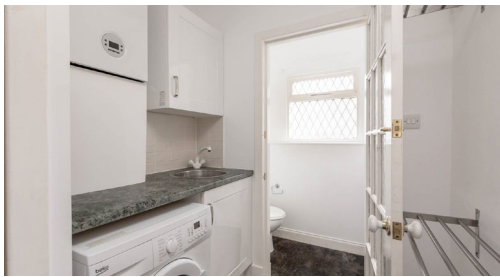
5 Mitchell Street,
Dalkeith, Midlothian, EH22 1JQ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with excellent storage.
- Attractive bay-windowed living room with feature fire.
- Dining kitchen with appliances.
- Utility room with access to rear garden.
- WC.
- Study on ground level.
- Upper landing.
- Good sized double bedroom with fitted storage.
- Single bedroom.
- Bathroom with shower.
- Access to attic storage space.
- Gas central heating.
- Double glazing.
- Original features.
- Private garden to front.
- Extensive split levelled garden at rear.
- Potential to extend subject to planning consents (previous plans were approved).
- Unrestricted on street parking.



GENERAL DESCRIPTION

A traditional stone built mid terraced villa situated within the popular Midlothian town of Dalkeith, an ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City By-Pass. This property is set close to a wide range of local amenities and would be an ideal purchase for a professional person or couple.

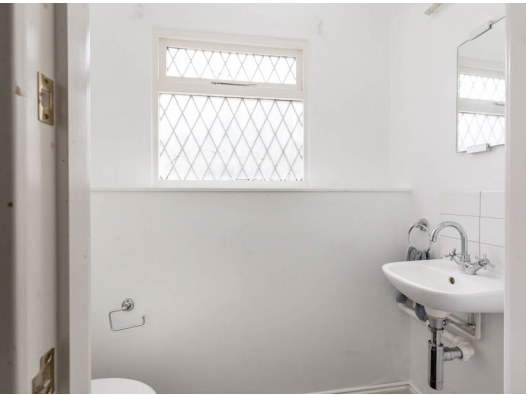
COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1.3 MILES TO ESKBANK TRAIN STATION.
APPROXIMATELY 13.9 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Dalkeith is a popular commuter town south of Edinburgh, offering fast and easy access into the city via car, bus or train. The High Street offers a wide variety of shops, cafes and restaurants. There are Morrisons, Lidl, Aldi, Sainsbury's Local and Tesco stores with more extensive shopping at nearby Fort Kinnaird and Straiton. There are a number of historic buildings in Dalkeith the most notable is Dalkeith Palace, which is set with-in the vast estate of Dalkeith Country Park – the former seat of the Duke of Buccleuch. The country park offers great walks, cafe, bistro and fantastic adventure playground for the kids, with further extensive walks in nearby Lord Ancrum's Wood. The town has a leisure centre with swimming pool and a number of great golf courses, including a short drive to the fabulous beaches on the East Lothian coastline and the renowned Muirfield. Excellent transport links are easily accessible, with Edinburgh City By-pass and the A1 a short drive away, regular bus routes and a train station in nearby Eskbank.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES & WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE, FREEZER AND DISHWASHER. THE STORAGE UNIT WITH GARDEN TOOLS IN THE REAR GARDEN WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. THE AIR FRYER, TV AND MICROWAVE IN KITCHEN MAY BE AVAILABLE THROUGH NEGOTIATION.



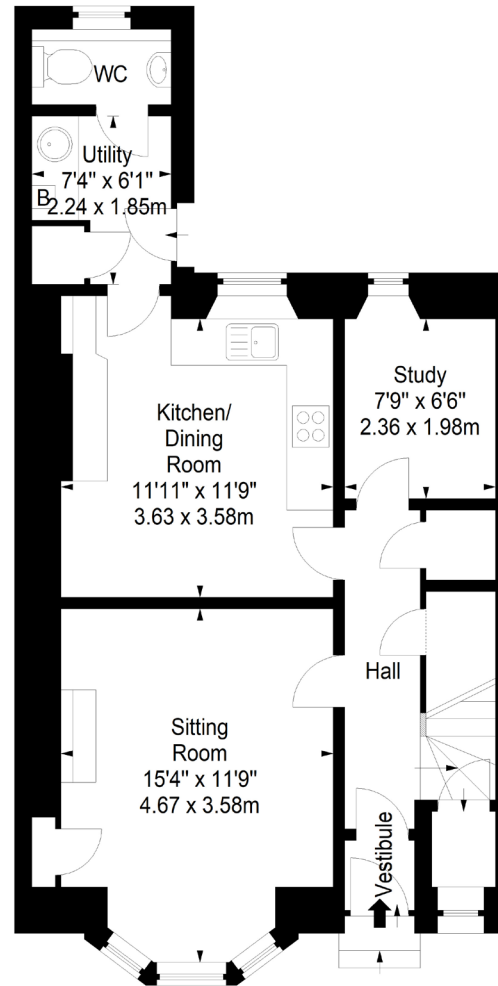


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

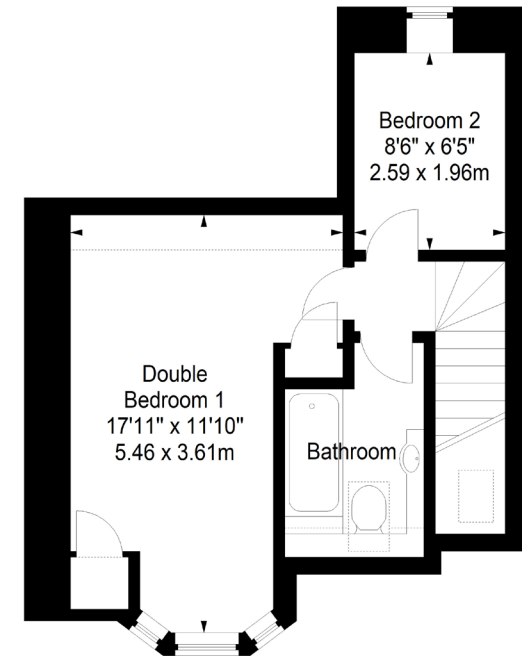
**Mitchell Street,
Dalkeith, EH22 1JQ**



Approx. Gross Internal Area
905 Sq Ft - 84.07 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.