



Deans Properties

Deans Solicitors and Estate Agents LLP



**2 MOORFIELD COTTAGES
MILLERHILL, DALKEITH, EH22 1SF**



END TERRACED COTTAGE

- Living Room
- Kitchen
- Dining Room
- Four Bedrooms
- Utility Room
- Conservatory
- Wet Room
- Shower Room
- Front & Rear Gardens
- Driveway
- Garage
- DG & Oil Run Central Heating
- EPC Rating - F



This well presented four bedroom end terrace cottage lies close to Newton Village and Millerhill, near the popular area of Dalkeith in Midlothian. A wealth of amenities can be found at nearby Fort Kinnaird retail park. The property is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. The spacious family home comprises; entrance vestibule, hall, living room, dining room with stairs to the first floor, wet room, kitchen, utility room and conservatory which over-looks the large rear garden. Bedroom one benefits from built-in wardrobes providing ample storage space. On the first floor there are three good sized bedrooms and shower room. There is oil run central heating and double glazing. The property benefits from a large driveway suitable for four cars, a private enclosed garden to front, a large mature garden to rear with access to a private garage. Included in the sale are fitted carpets & floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included are sold as seen with no warranty provided.

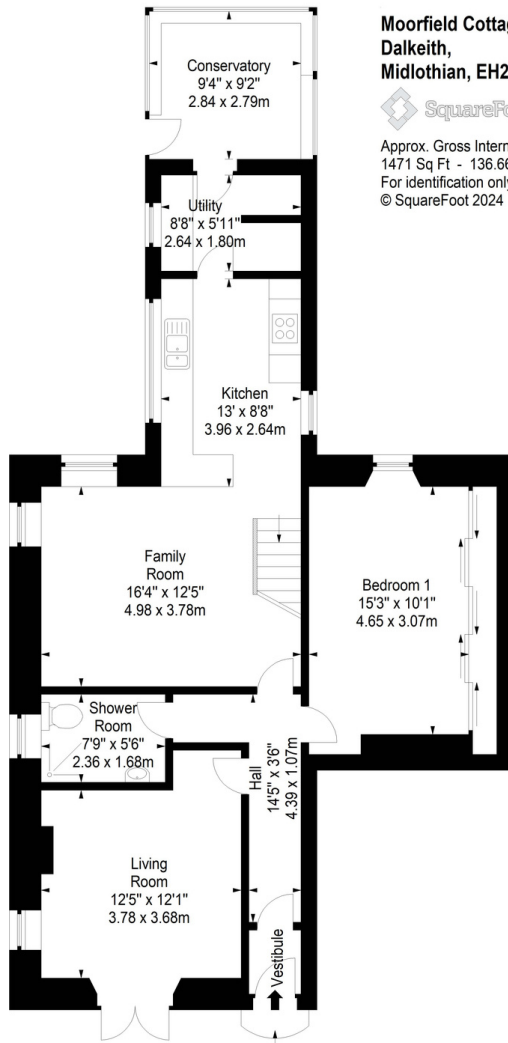




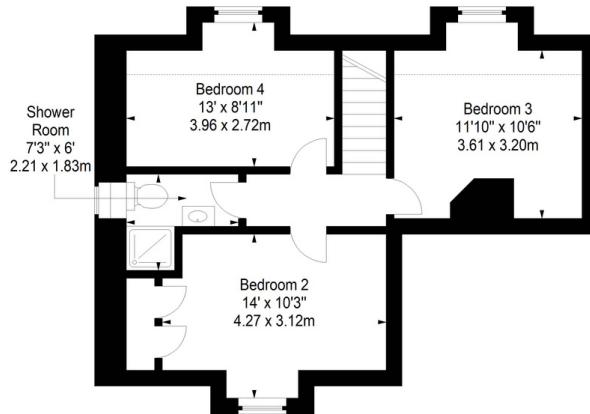
**Moorfield Cottages,
Dalkeith,
Midlothian, EH22 1SF**



Approx. Gross Internal Area
1471 Sq Ft - 136.66 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk