





### Hilltown House, Woolmet

£790,000 Freehold

4 double bedrooms + self-contained annexe • Gated entrance with long private driveway • Room to park up to 10 cars • Double garage — EV charger ready • Grand hallway with sweeping staircase • Spacious kitchen with garden views • French doors to patio & open countryside • Wood-burning fireplace in reception room • 3 ensuites + downstairs WC • Perfect for multi-gen living or Airbnb







Secluded residence in Woolmet, Dalkeith. 5-bed home with modern comforts, open countryside views, and self-contained annexe. Rare blend of charm and comfort. Minutes to Shawfair Station and Edinburgh. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

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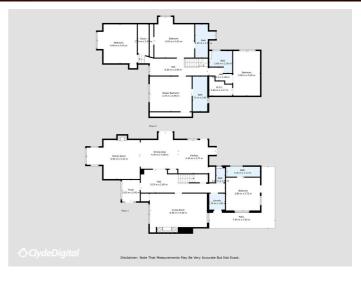












# hilltown House, Dalkeith — Period Charm, Modern Comfort, Endless Possibilities

Welcome to Hilltown House — a secluded period residence nestled in the quiet beauty of Woolmet, just minutes from Shawfair Station and within easy reach of Edinburgh. Set behind a gated entrance and surrounded by open countryside, this five-bedroom home offers a rare blend of rural charm and contemporary comfort.

From the moment you enter through the light-filled vestibule and into the elegant hallway, it's clear this is a home with presence. A grand staircase leads up from the central hallway, which also connects you to a warm, inviting living room, a generous kitchen and dining area, and a quiet front reception room — perfect as a home office or second lounge.

The heart of the home lies in the kitchen: a beautifully lit space with plenty of worktop area, stylish units, and room for casual meals or weekend entertaining. The dining area flows naturally toward the rear garden through French doors, and just beyond, a serene reception room with tall ceilings, picture windows, and a fireplace provides a relaxing place to unwind.

Practicality is also well thought-out. The utility room and downstairs WC are tucked away, keeping day-to-day essentials out of sight but always close at hand.

Upstairs, the home offers four substantial bedrooms, each with its own unique outlook and charm. The master suite features a double-sink en-suite and walk-in shower, while other rooms offer built-in storage, generous proportions, and peaceful views over the gardens and surrounding countryside.

A major highlight is the self-contained annexe — with its own entrance, kitchenette, bathroom, and lounge/sleeping area, it's ideal as a guest suite or income-generating rental. Whether you envision Airbnb potential or simply need more space, this flexible setup delivers.

The outside grounds are equally impressive, with lawn and patio areas perfect for relaxing or entertaining. The home looks out toward

## ↑ Location Summary — Peaceful Yet Incredibly Connected

**Hilltown House** enjoys a prime semi-rural setting just south of Edinburgh, offering the best of both worlds: countryside calm with **city convenience** only minutes away.

#### Transport & Commuting

- Shawfair Train Station just 0.5 miles away,
   linking directly to Edinburgh Waverley in around
   15 minutes
- A720 City Bypass just 1.5 miles away for swift access to the M8, M9 and Edinburgh Airport (approx. 20 minutes)
- Frequent local buses serve Dalkeith and Edinburgh city centre
- Cycle and walking paths nearby offer green commuting options

#### **a** Schools & Education

- Close to Lasswade High School and Dalkeith High School
- Several local primary schools within a 10minute drive
- Short distance to George Watson's College and Merchiston Castle School for private education

#### **Healthcare & Services**

- Royal Infirmary of Edinburgh less than 4 miles away
- Newbattle Medical Practice and community health centres nearby
- Pharmacies, dentists and supermarkets available within minutes in Dalkeith and Shawfair

#### 👘 Shops, Leisure & Lifestyle

- Fort Kinnaird Retail Park under 1 mile with 70+ stores, restaurants and a cinema
- Musselburgh and Portobello beach 10–15 minutes by car
- Close to Dalkeith Country Park and walking trails for nature lovers