



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 en-suites + downstairs WC • Perfect for multi-gen living or Airbnb



THE
RE/MAX
COLLECTION®



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

- 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 en-suites + downstairs WC
- Perfect for multi-gen living or Airbnb



THE
RE/MAX
COLLECTION®





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



Schools & Education

- Close to **Lasswade High School** and **Dalkeith High School**
- Several **local primary schools** within a 10-minute 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