



1 BARONET PARK
DALKEITH, MIDLOTHIAN, EH22 1GE



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Part of the sought-after Newton Village development, this modern three-bedroom end-terrace house in Dalkeith is a beautiful residence that is brought to market in true walk-in condition. This impressive home has spacious accommodation spread over three floors and it is immaculately presented to high standards throughout. It boasts sociable open-plan living, quality kitchen and bathrooms, allocated parking, and a family-friendly garden. The property also offers easy access to the Midlothian countryside and to Edinburgh city centre, which is roughly 20 minutes away by car.

Inside, a welcoming hall greets you before flowing left into the open-plan kitchen, living and dining room. This reception area spans the entire depth of the property, providing ample floorspace for comfy lounge furniture and a table and chairs. Dual-aspect windows flood the room in natural light, with the airy ambience further enhanced by the neutral tones and wood-style floor. There is a convenient WC cloakroom and access to the rear garden as well. Furthermore, the kitchen has a modern design that complements the pristine aesthetic. It is generously appointed with cabinets and worksurface space, and includes integrated appliances (oven, gas hob, extractor hood, and fridge/freezer) and space for a washing machine.

FEATURES

- Modern end-terrace house in walk-in condition
- Part of the Newton Village development
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Modern, well-appointed kitchen
- Large principal suite with fitted dressing area
- Two additional double bedrooms
- Modern 3pc en-suite shower room
- Quality 3pc family bathroom with overhead shower
- Convenient ground-floor WC cloakroom
- Landscaped gardens to the front and rear
- Two allocated parking spaces
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency





Meanwhile, the three double bedrooms are upstairs, all enjoying plush carpets and attractive decoration. The dual-aspect principal suite occupies the entire second floor, boasting a fitted dressing area and a modern en-suite shower room. The two remaining bedrooms are on the first floor, along with a quality family bathroom with an overhead shower. The property has gas central heating and double glazing, as well as a solar-panelled roof for greater efficiency.

The home has a mature front garden and a large rear garden that is fully enclosed and carefully maintained. Ideal for families, the rear garden features a neat lawn and patio, and it captures lots of daily sun. Also to the rear, there is a residents' parking area with the property benefitting from two allocated spaces, one of which is a disabled space.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included.







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 International Airport and the M8/M9 motorway network.





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HOUSE SALES

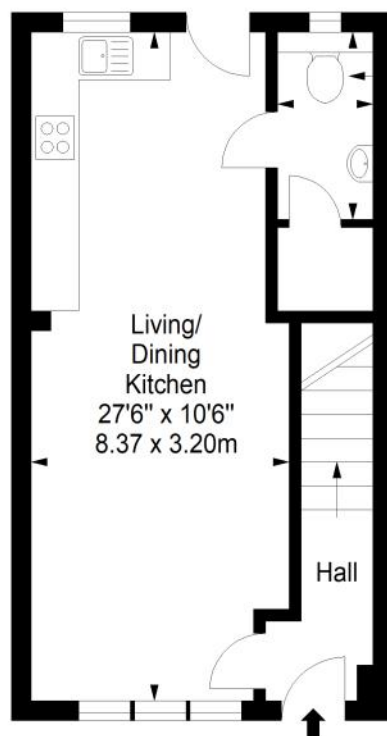
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

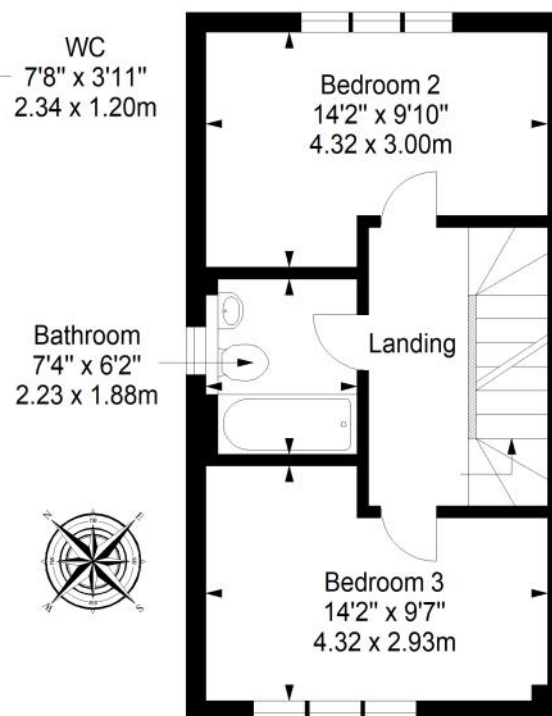
Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



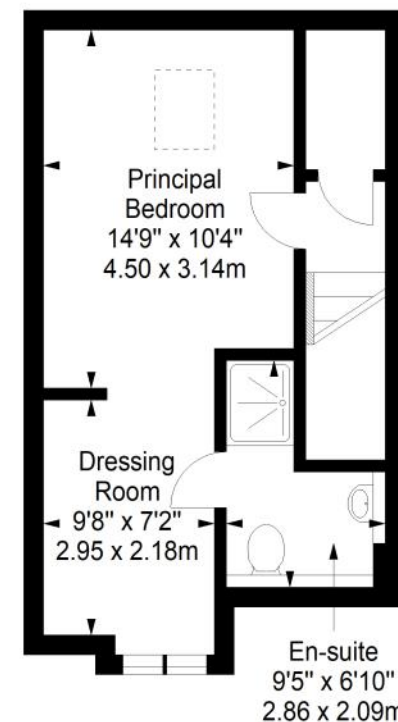
First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)