

**23 Millerhill, Old  
Craighall Road,  
Millerhill, EH22 1RZ  
Offers Over £275,000**

- Beautifully presented living room with sliding doors to garden
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods included in sale and built in seating with storage
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing throughout
- Large private back garden with summer house
- Free on-street parking



1



3



1



EPC C



## Cottage

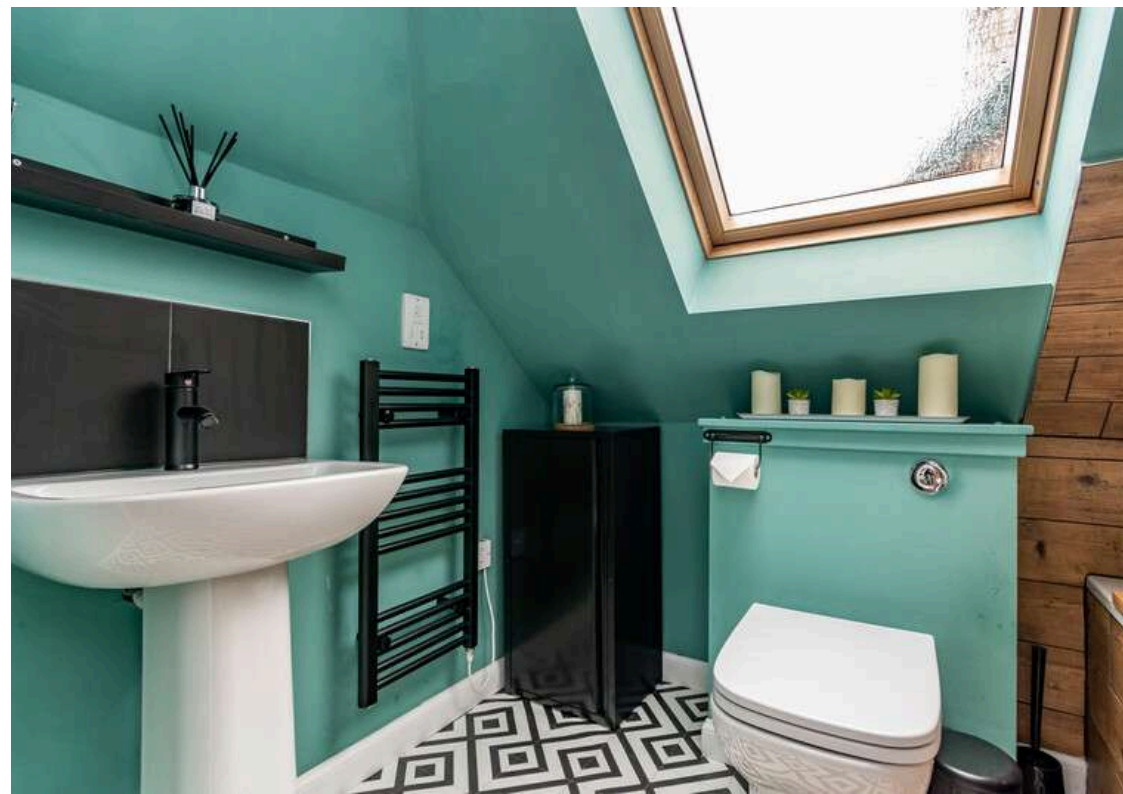
Blair Cadell are delighted to bring to market this beautifully presented cottage situated on the outskirts of Edinburgh. Full of charm, this property provides the best of semi-rural living with superb links to the city centre and must be viewed.

The accommodation comprises of a stunning living room featuring a decorative fireplace and direct access to the back garden through sliding doors which in turn bathe the room in natural light making it the perfect place to host friends and family. Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale and a built in corner seating area with useful storage space. There are three double bedrooms with the master featuring an en-suite which is fitted with a three-piece suite and shower over the bath. A stylish family bathroom fitted with a three-piece suite featuring a beautiful roll-top bath and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency. Outside there is a large back garden laid to lawn with a summerhouse which has power and a patio area making it the perfect place for summer parties and barbeques. Free on-street parking is also available.

Millerhill is a small village situated on the outskirts of Dalkeith, approximately 7 miles from Edinburgh City Centre. There are a range of local shops and services within a few minutes at nearby Danderhall and excellent bus services with the 33 coming through the village into the city centre. In the opposite direction, the Straiton and Fort Kinnaird shopping outlets are within a short drive offering entertainment through the cinema and a range of restaurants and Musselburgh is accessed offering further shopping facilities along with the beach and evening entertainment. Schools, from nursery through to senior level are also available locally and Edinburgh Royal Infirmary, the Medical School, the new Sick Kids and Edinburgh University King's Buildings are all an easy commute. Leisure pursuits are varied and include Dalkeith country park, several golf courses and a little further afield, the Pentland Hills Regional Park and Hillend winter Sports Centre. Close proximity to the city by-pass, facilitates swift and easy access to the west and east sides of the city, the central motorway network Queensferry Crossing and Edinburgh International Airport and the property is only a 10 minute walk from Shawfair railway link offering further transport links to both city centre and Scottish Borders.

**Viewing by appointment on 0131 337 1800**

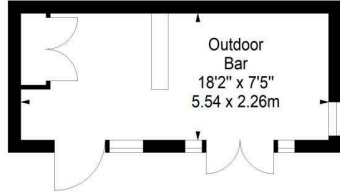




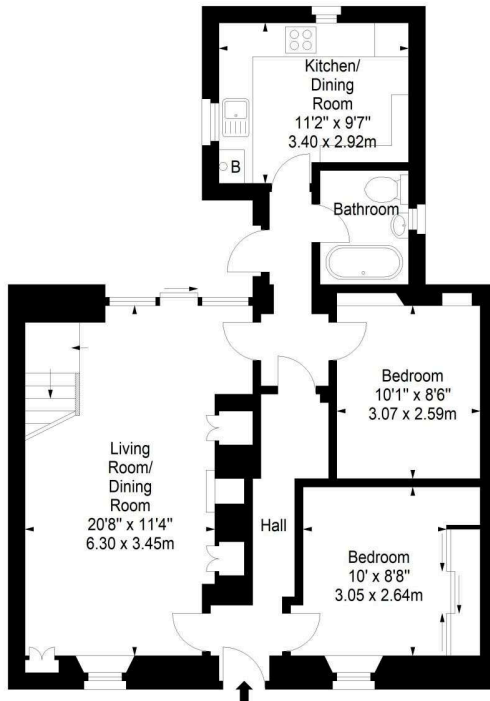
Millerhill,  
Dalkeith,  
Midlothian, EH22 1RZ



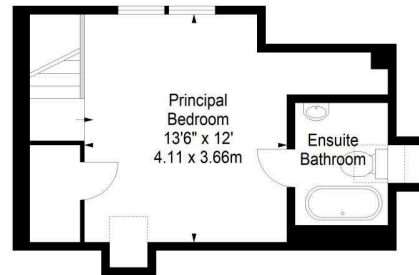
Approx. Gross Internal Area  
1001 Sq Ft - 92.99 Sq M  
Outdoor Bar  
Approx. Gross Internal Area  
137 Sq Ft - 12.73 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

