










Fixed Price

**£280,000**

## 69 Whitehill Village

Dalkeith | Midlothian | EH22 2QD

Rarely available this delightful two bedroom semi-detached well-proportioned cottage, offers bright and spacious accommodation with generous gardens to the front and rear along with off street parking. The property is ideally located in the quiet and tranquil village of Whitehill only a short distance from the popular Midlothian town of Dalkeith offering lots of local amenities.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - E



## Description

The entrance vestibule leads to an internal L-shaped hallway. The reception room, located at the front, offers open countryside views and features a central focal fireplace. The kitchen is equipped with modern wall and base units providing ample storage options, a convenient breakfast bar, and tiling in the splash areas. At the rear, a sunroom offers uninterrupted views over the rear garden and the rolling countryside beyond, extending to the Forth. This space is ideal for dining or as a secondary lounge area. The double bedroom at the rear also enjoys these stunning views and includes full-height mirror-fronted built-in wardrobes. The second well-proportioned double bedroom features built-in storage and a fitted foldaway double bed. The shower room includes a two-piece white suite and a large walk-in cubicle housing an electric shower.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

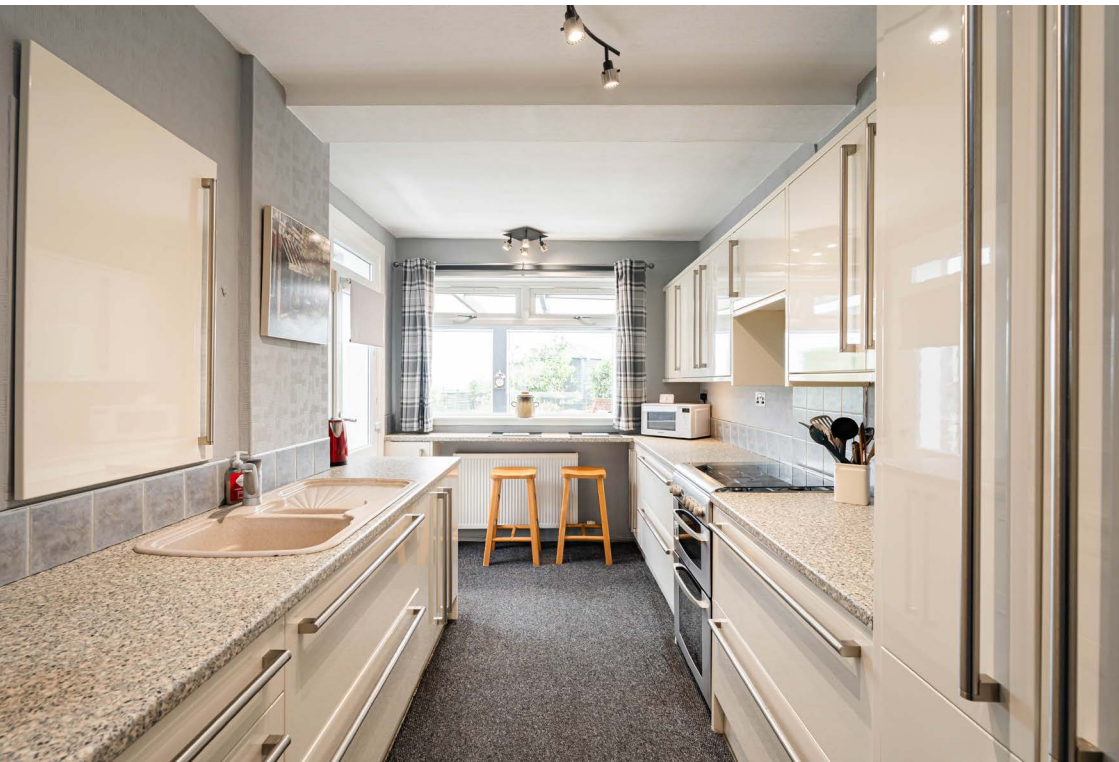
## Gardens, Garage & Driveway

The rear garden is perfectly manicured, featuring lush areas of lawn and offering breathtaking, unobstructed views of the rolling countryside that stretch as far as the eye can see. This idyllic outdoor space also includes a compact summerhouse, providing a serene retreat to relax and unwind while enjoying the picturesque surroundings.

You also benefit from off street parking to the rear and a lock up with power and lighting.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Whitehill Village is nestled within the picturesque countryside, yet remains deceptively close to the vibrant life of the capital. Located just a mile from the popular town of Dalkeith and twelve miles southeast of Edinburgh, Whitehill Village offers a charming village atmosphere with all the benefits of city living. Nearby Dalkeith provides the amenities of a bustling market town, including a variety of high-street shops and independent retailers, thriving cafes, pubs, and restaurants, and a selection of major supermarkets.

Its semi-rural location makes Whitehill Village an ideal spot for exploring the great Scottish outdoors, whether it's relaxed strolls and cycles along peaceful country lanes or adrenaline-pumping hiking, mountain biking, or snow sports in the majestic Pentland Hills.

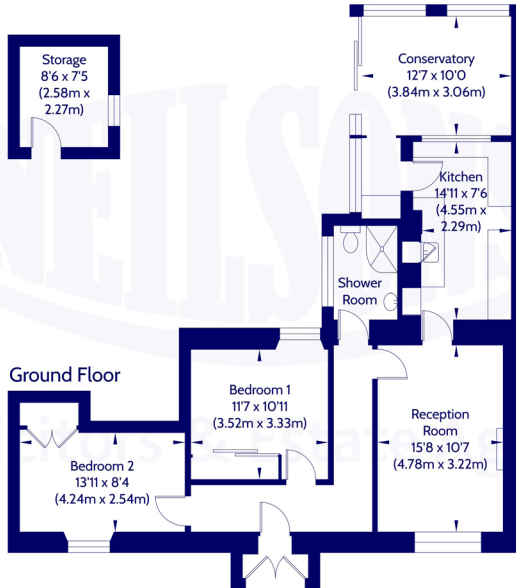
Whitehill Village is served by an excellent range of schools in both the public and private sectors, falling within the catchment area for the well-regarded Woodburn Primary School and Dalkeith High School, and is well-placed for some of the finest independent schools in the country.

The village's proximity to the Edinburgh City Bypass allows for a quick 30-minute drive into the city, complemented by a local bus service and frequent rail services from the new Borders Railway station at nearby Eskbank, which can take you to the heart of the capital in just 18 minutes.





Approx. Gross Internal Floor Area 87.21 Sq M / 939 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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