



30 Millerhill, Dalkeith, Midlothian EH22 1RZ

www.mcdougallmcqueen.co.uk



A must on your viewing list this delightful three bedroom terraced cottage has been extended and renovated to a high standard by the current owner, offering modern day flexible living accommodation arranged over two floors with an impressive garden to the rear. The property is conveniently located in the Millerhill area of Edinburgh close to many local amenities and swift transport links. We would highly recommend an early viewing.

- Reception hallway.
- Open plan stunning living/dining and kitchen area with direct access to the rear garden.
- Newly fitted kitchen with a range of wall and base units along with integrated appliances to include a wall mounted tv.
- Utility room.
- Jack and Jill bathroom located on the ground level comprising WC, wash hand basin, bath and shower cubicle.
- Two double bedrooms located on the ground floor.
- Staircase to the upper level.
- Principle bedroom rear facing with a lovely open outlook en suite bathroom comprising WC, wash hand basin, roll top free standing bath, walk in shower cubicle.
- Gas central heating.
- Double glazing.
- Superb enclosed south facing garden to the rear, with a decked area along with an external home office unit.



Location

Millerhill is a developing hamlet on the outskirts of Edinburgh, within City Bypass limits, and enjoys a semi-rural location, around five miles southeast of the city centre. The village is an ideal location for easy access into the city or commuting further afield, with Shawfair train station; a five-minute drive. There are good local amenities in nearby Danderhall, including a post office, library, primary school, and leisure centre. More extensive shopping is nearby at Fort Kinnaird retail park and Asda at the Jewel. A health centre is situated at nearby Shawfair Park, and the Edinburgh Royal Infirmary is close by. Leisure opportunities include Musselburgh or King Acre golf courses, and fabulous walks in nearby Dalkeith Country Park. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.

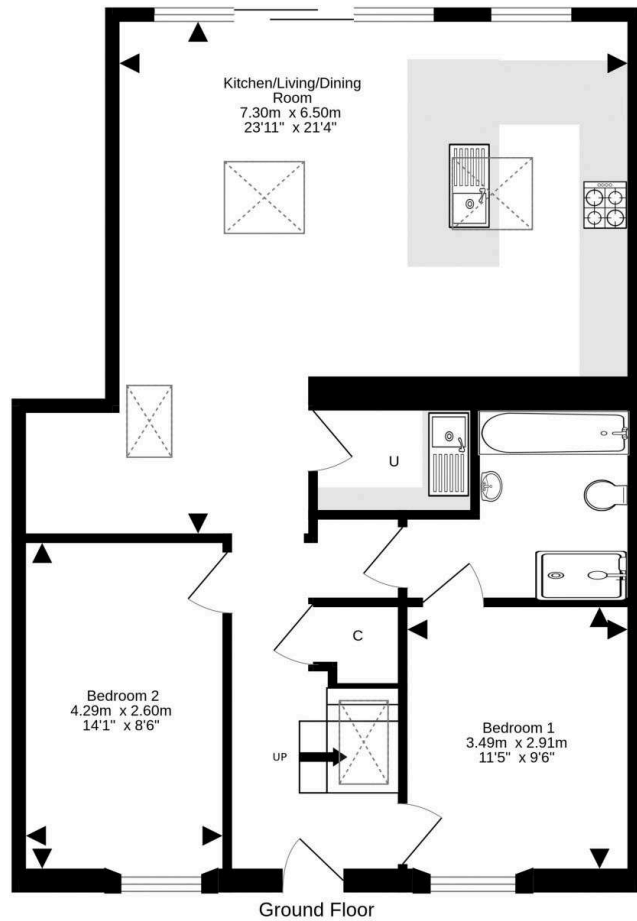
Extras

Please contact agent

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

