



39 Whitehill Grove, Dalkeith, EH22 2LJ



Welcome

Welcome to 39 Whitehill Grove Dalkeith, another wonderful opportunity suitable for young families or first-time buyers. McDougall McQueen are delighted to present to the market this spacious, three-bedroom terraced house situated in a cul de sac location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities is ideal for first time buyers and those with families. Although now requiring some work, this property is a good solid purchase in today's busy market and benefits from double glazing, gas central heating, and garden grounds to the front and rear. Viewing is by appointment through McDougall McQueen.

- Hallway with built-in storage
- Ground floor WC
- Living and dining room with patio doors to the front and window to the rear
- Fitted dining kitchen with front and rear facing windows, a range of base and wall units, double oven, hob, and extractor
- Rear hall with garden access, store cupboard, and stairs to the upper level
- Upper hallway with front facing window, and built-in storage
- Double bedroom with rear facing window and built-in mirrored wardrobes
- Double bedroom with rear facing window and built-in storage
- Double bedroom with window to the front
- Family bathroom with three-piece white suite with electric shower over the bath
- Double glazing and gas central heating
- Private garden grounds to the front and rear, ideal for outside entertaining





Dalkeith

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliance, gas fire in the living room, free standing white goods or any other movable items included in the sale as these items are deemed sold as seen.

Get in touch

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 0131 240 3818

Property Hub:

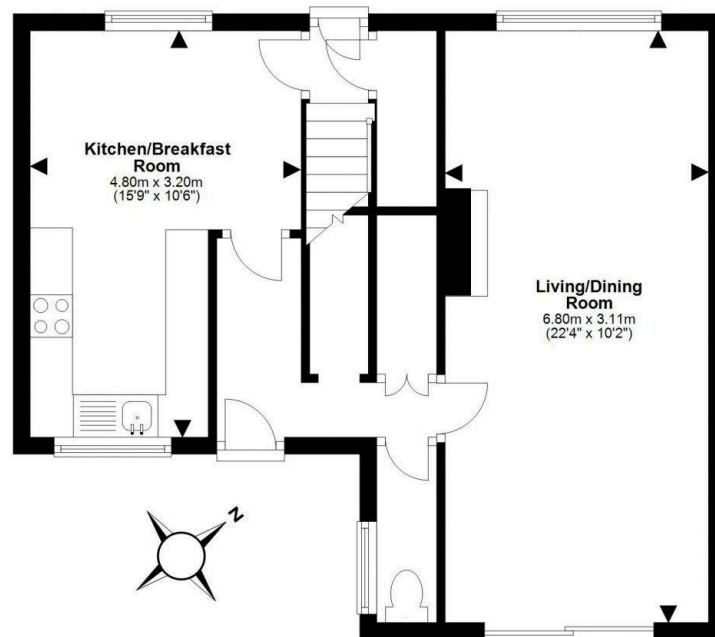
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

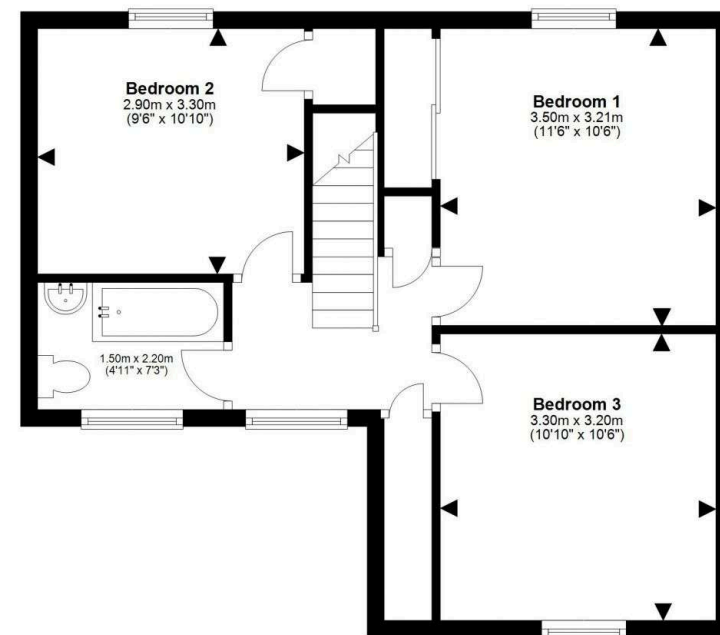
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.