



7 Magpie Gardens

Dalkeith, EH22 2RA



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Welcome to 7 Magpie Gardens, a generous and impressive two-storey detached house in Dalkeith, offering 233 sqm of versatile and modern living space, ideal for growing families, professionals, or those who love to entertain.

Upon entering the property, a large and bright entrance hall with a built-in cloak cupboard welcomes you. To the left is the incredibly spacious dual aspect sitting room, which is perfect for large family gatherings or cosy nights in. Standout features include the modern marble fireplace, a bay window, and french doors to the rear garden.

At the back of the home you will find the fully fitted kitchen which is connected to a dining room, which in turn leads to a useful utility room and a garden room, both with access to the outdoors. Also on the ground floor is an additional family room, a study/guest bedroom, and a WC.

Upstairs is the private area of the home, with an outstanding master bedroom complete with dressing room and four-piece ensuite, a second ensuite bedroom, three further double bedrooms, and one last four-piece family bathroom. There are also fabulous views of the Pentland Hills from the front of the house, and Arthur's Seat from the rear. Right outside the front door is also a wide green space, maintained by the development's factoring company.

Externally, the home's expansive garden grounds wrap around the front, rear, and side, providing ample outdoor space for relaxation and play. Down the side of the house is the large driveway, which has space for up to six vehicles, and the detached double garage.

The property further benefits from modern gas central heating, double glazing, and a fully insulated and floored attic.

Property features

- Dual aspect living room
- Modern marble fireplace
- Great views
- Generous gardens
- Detached double garage
- Large driveway
- Garden room
- Fully floored attic
- Gas central heating
- Double glazing
- Utility room







Location

This lovely home is situated in Dalkeith, a vibrant town just 8 miles from Edinburgh City Centre. It offers excellent transport links, with Eskbank Station and the City of Edinburgh Bypass just minutes away, making commuting quick and convenient. Regular bus services also connect the area to both the city centre and Musselburgh.

Families will appreciate the nearby primary and secondary schools, all within walking distance, including the Dalkeith School Campus which features superb new sporting facilities such as a swimming pool and running track.

Dalkeith Country Park is close by, offering scenic walks and a range of amenities for eating, shopping, playing, and relaxing. The town centre provides a great selection of shops, and a 24-hour Tesco supermarket is easily accessible. For even more retail options, Fort Kinnaird Retail Park is just a short drive away.

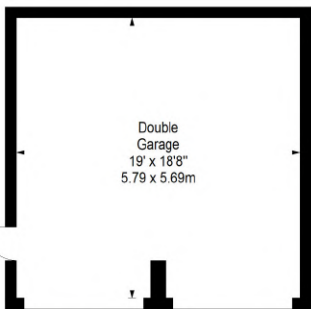




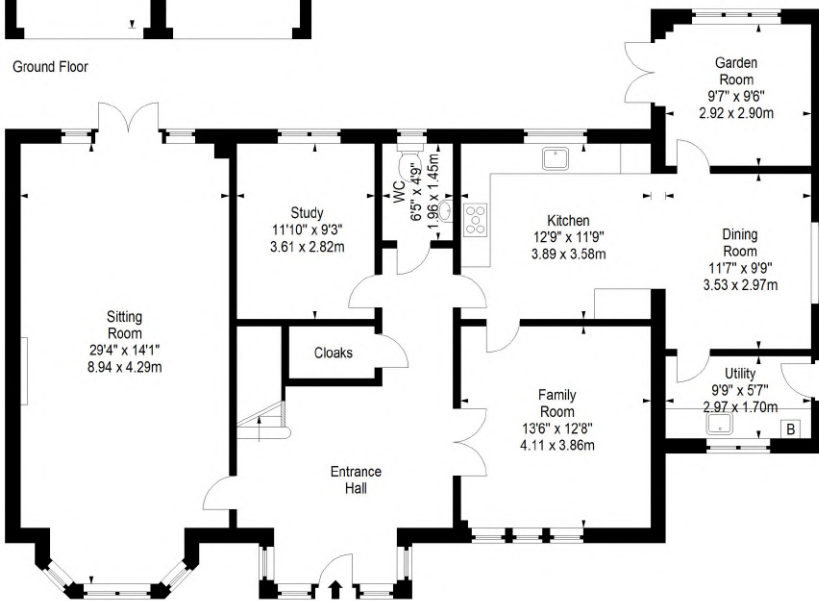








Ground Floor

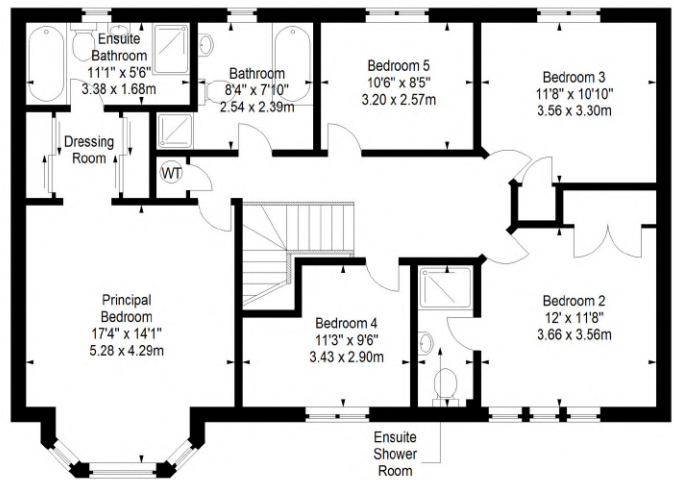


Ground Floor

**Magpie Gardens,
Dalkeith,
Midlothian, EH22 2RA**



Approx. Gross Internal Area
2566 Sq Ft - 238.38 Sq M
Double Garage
Approx. Gross Internal Area
356 Sq Ft - 33.07 Sq M
For identification only. Not to scale.
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First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band G

The development is factored by First Port Group at an approximate cost of £150 pa, to manage communal green areas.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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