

7 David Mushet Gardens

DALKEITH, MIDLOTHIAN, EH22 1LH



*Stunning five-bedroom detached house
that was originally built by Cala Homes in
2013 and in superb condition*



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McEwan Fraser is delighted to present this stunning five-bedroom detached house that was originally built by Cala Homes in 2013. The property is presented to the market chain free and in superb condition. Situated on the north-east edge of Dalkeith on the banks of the River North Esk, the City By-pass can be reached in a couple of minutes, and both Ironmills Park and Dalkeith Country Park are within walking distance of the property, meaning this house is beautifully positioned for a family home.

THE SITTING ROOM



Internally, the living and entertaining space is split between a beautiful formal sitting room and a generous family kitchen, which are both accessed from a wide and welcoming entrance hall that has integrated storage and a WC. The beautiful sitting room is accessed through double doors on the right of the hallway. Naturally bright and boasting contemporary décor, the sitting room has a beautiful modern fireplace, which creates a natural focal point for the room. The proportions on offer in the living room will give a new owner a degree of flexibility as they design their ideal living and entertaining space.

THE KITCHEN



The generous kitchen overlooks the rear garden and, with the attached utility room, runs the full width of the house. There is a full range of base and wall-mounted units with integrated appliances, including an induction hob, and space for an American-style fridge freezer. The units offer plenty of prep and storage space. To one side, there is plenty of space for a dining table or additional seating adjacent to bi-fold doors, which open to a rear patio.



The ground floor also enjoys a further snug or family room, which has been created by the partial conversion of the garage. Perfect for kids and clutter! The original garage door and significant storage space have been retained.

THE SNUG, UTILITY & WC





Climbing the stairs, the first-floor landing gives access to four double bedrooms, a fifth single bedroom, the main bathroom, and a large loft space for additional storage. The main bathroom has natural light and is partially tiled with a three-piece suite alongside an integrated shower.

THE BATHROOM



All four double bedrooms enjoy integrated storage and excellent proportions. The Principal Bedroom and Bedroom Two also have en-suite shower rooms. The fifth bedroom is a good-sized single, which would be a lovely nursery or home office.

THE PRINCIPAL BEDROOM



BEDROOM 2



All four double bedrooms enjoy integrated storage and excellent proportions



BEDROOM 3



BEDROOMS 4 & 5



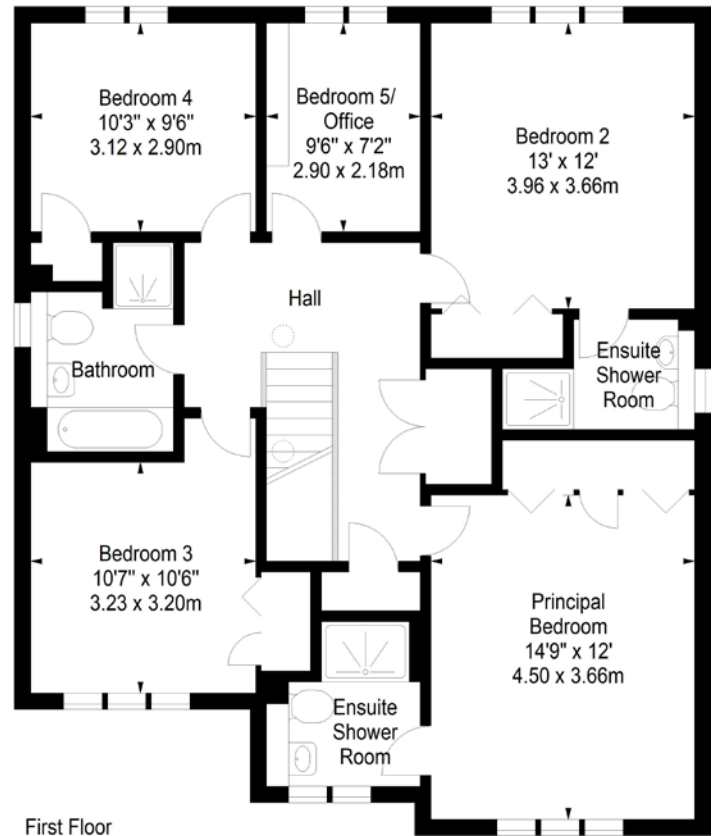
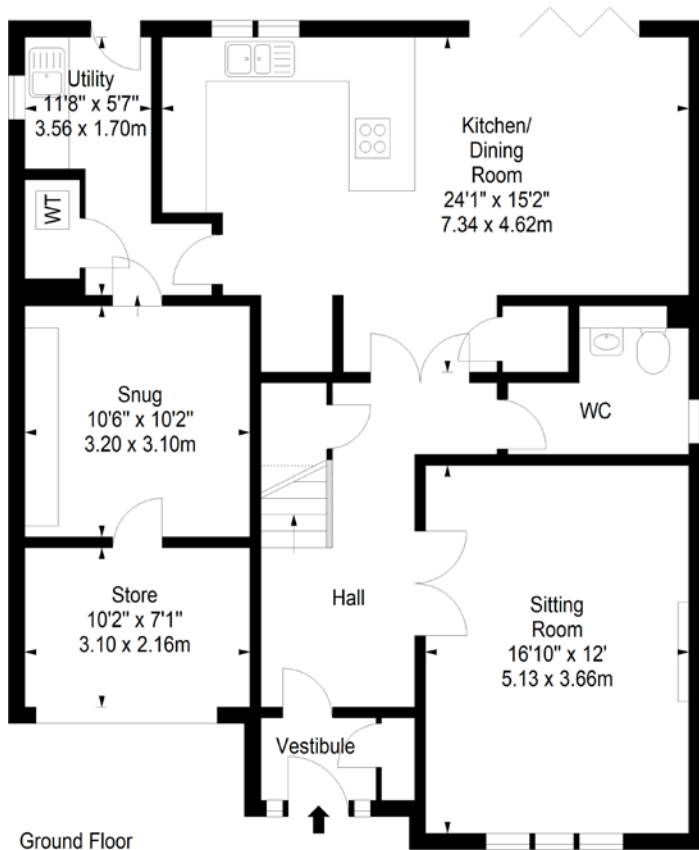
Externally, the property boasts a double driveway and a mature front garden, which is in keeping with neighbouring properties. There is an EV charger available on the driveway. The rear garden has a southerly aspect and is a near-perfect summer sun trap. There is a patio for entertaining, mature flower beds, and an established lawn. The property is not overlooked to the rear.

EXTERNALS



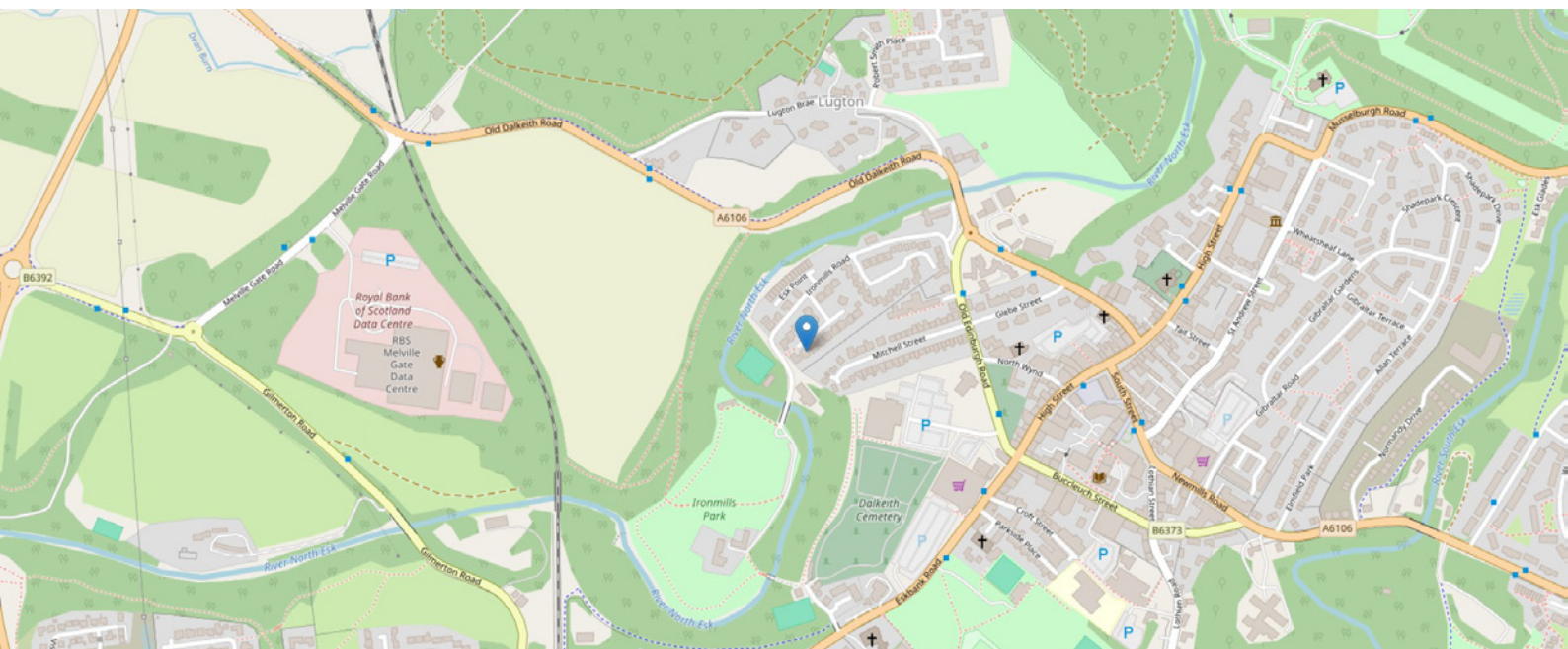


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 169m² | EPC Rating: B



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian, some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik to the West. Dalkeith itself is an excellent shopping centre, and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location, and there is also a good choice of banking, building society and Post Office services. In particular, there is a large Morrisons within walking distance, a Tesco superstore about 5 minutes away by car, a new David Lloyd Club is 10 minutes by car, and both Fort Kinnaird and Straiton Retail Park shopping centres are about 15 minutes away by car.





In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes, and thereafter, every major trunk route is within the easiest possible reach. Eskbank Station is just a 10-minute drive from the property, giving access to the Borders Railway Line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of East, West and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes, except at peak times.

As well as local amenities/shopping facilities, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.

Kings Park Primary School and Dalkeith High School are easily accessible, and there is a range of independent schools which are readily accessible from Dalkeith.



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