

2 Robert Smith Place

DALKEITH, MIDLOTHIAN, EH22 1JF



Fantastic five-bedroom detached family home forms part of a beautifully laid out modern development that was completed by Charles Church between 2007 and 2008



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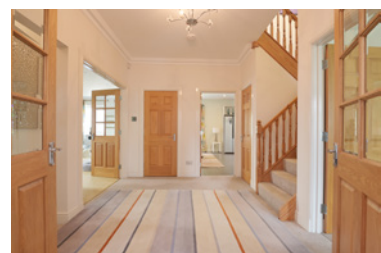


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McEwan Fraser is delighted to present this fantastic five-bedroom detached family home, which is offered to the market in excellent condition. Robert Smith Place is located off Lugton Brae, and it forms part of a beautifully laid out modern development that was completed by Charles Church between 2007 and 2008. This substantial executive villa has well-maintained front and rear gardens, a secure monobloc driveway, and a detached double garage. The house offers generous reception space across multiple living rooms, four first-floor and one ground-floor double bedrooms, and practical comforts including gas central heating and double glazing throughout.

THE HALLWAY



Entering the property, a handy vestibule opens into a spacious central hallway which gives access to the extensive and flexible living space, including a generous living room, formal dining room, dining kitchen, utility room, cloakroom, and the fifth double bedroom that would make an ideal study if needed.

The beautiful dual aspect living room is neutrally decorated, naturally bright, and boasts plenty of floor space for a variety of different furniture arrangements. This will give a new owner ample opportunity to create their ideal living and entertaining space. The dining room is well separated from the living room and could be utilised as a less formal family room due to the space available for a large dining table in the kitchen.

THE LIVING ROOM



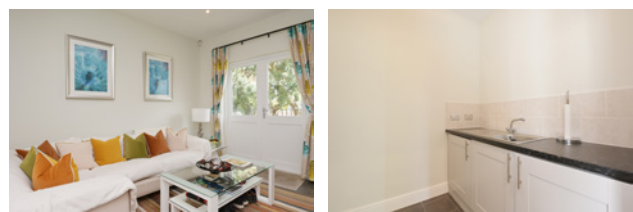
THE DINING ROOM



THE KITCHEN & UTILITY



The spacious kitchen is likely to become the heart of the home for the modern family. There is space for a dining table and extensive seating alongside a range of base and wall-mounted units that are topped with stone work surfaces and set against a tiled splashback. There is a range of high-quality integrated appliances, and space is provided for an American-style fridge freezer. Laundry facilities are in an attached utility room.



The fifth bedroom is a large double bedroom that is currently used as an extensive home office. There is plenty of space for a full suite of bedroom furniture, and the room is adjacent to a spacious cloakroom, which could be further developed into a shower room if needed.

BEDROOM 5



THE WC



THE LANDING



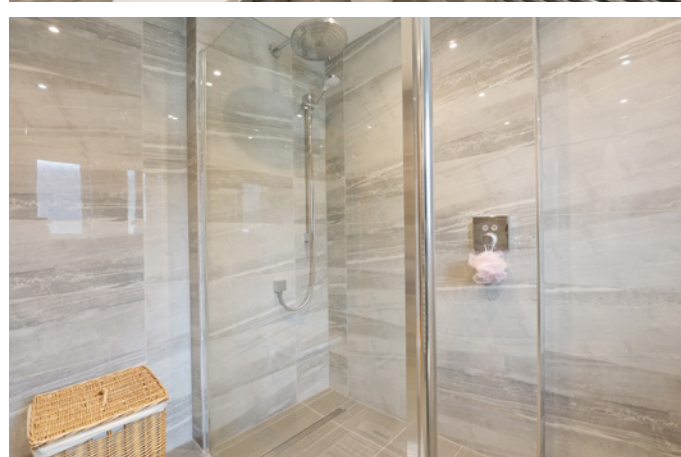
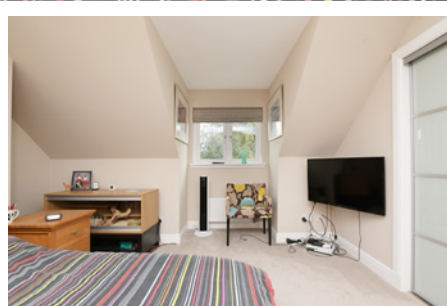
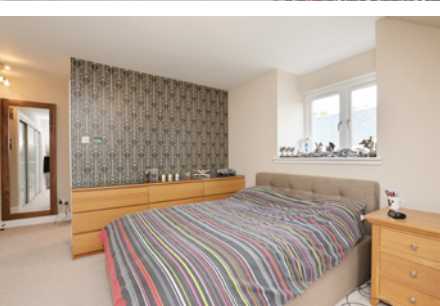
Climbing the stairs, the first-floor landing gives access to two en-suite double bedrooms, two further double bedrooms, the family bathroom, and a loft space for additional storage. The master bedroom is a bright dual-aspect room with two integrated wardrobes and plenty of space for a full suite of bedroom furniture. The attached en-suite has been finished as a wet-room with superb contemporary tiling. Bedroom two is a further generous dual-aspect double, boasts a triple integrated wardrobe, and also enjoys a wetroom-style en-suite. Bedrooms three and four also enjoy integrated storage.



BEDROOM 1



BEDROOM 2



BEDROOM 3

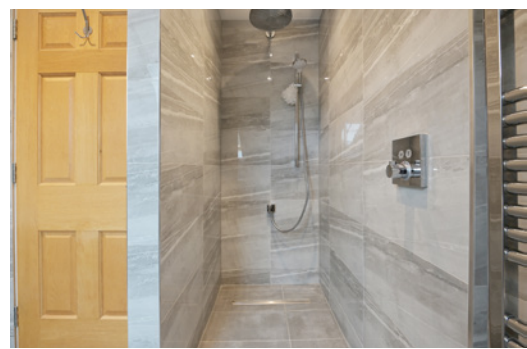


BEDROOM 4



The superb family bathroom completes the internal accommodation. The beautiful room has a stunning free-standing bath, a wetroom-style shower and is fully tiled.

THE BATHROOM



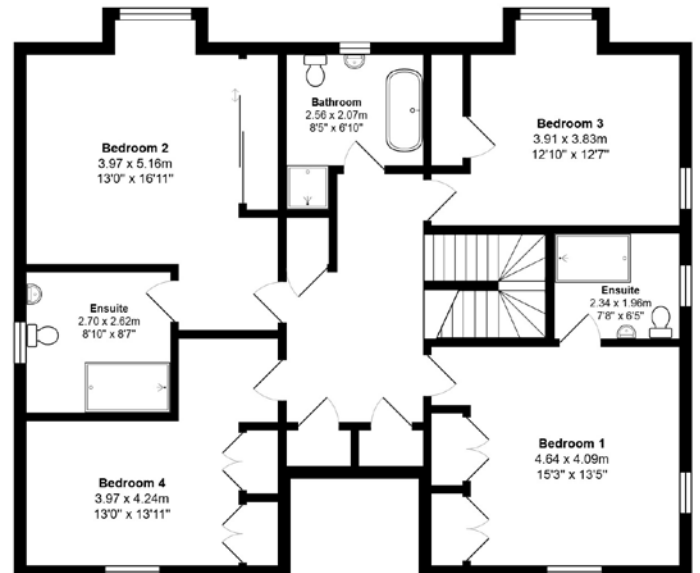
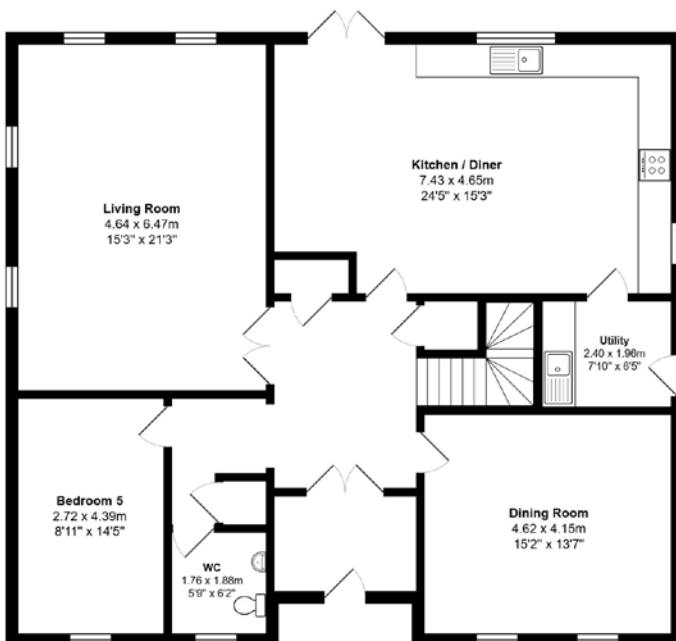
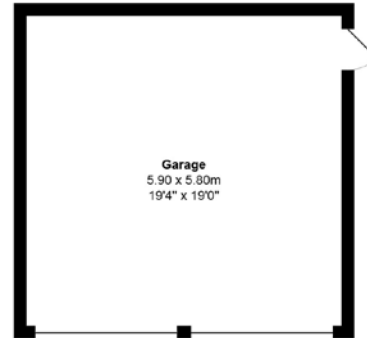
Externally, the property enjoys a mature front garden bordered by a low wall and metal railings. A monobloc driveway to one side leads through a double gate to the large detached double garage. The mature rear garden is spacious and largely laid to lawn. It would be perfect for a young family without being so big that it becomes a burden to maintain.

This is a magnificent long-term family home, and internal viewing is highly recommended.

EXTERNALS

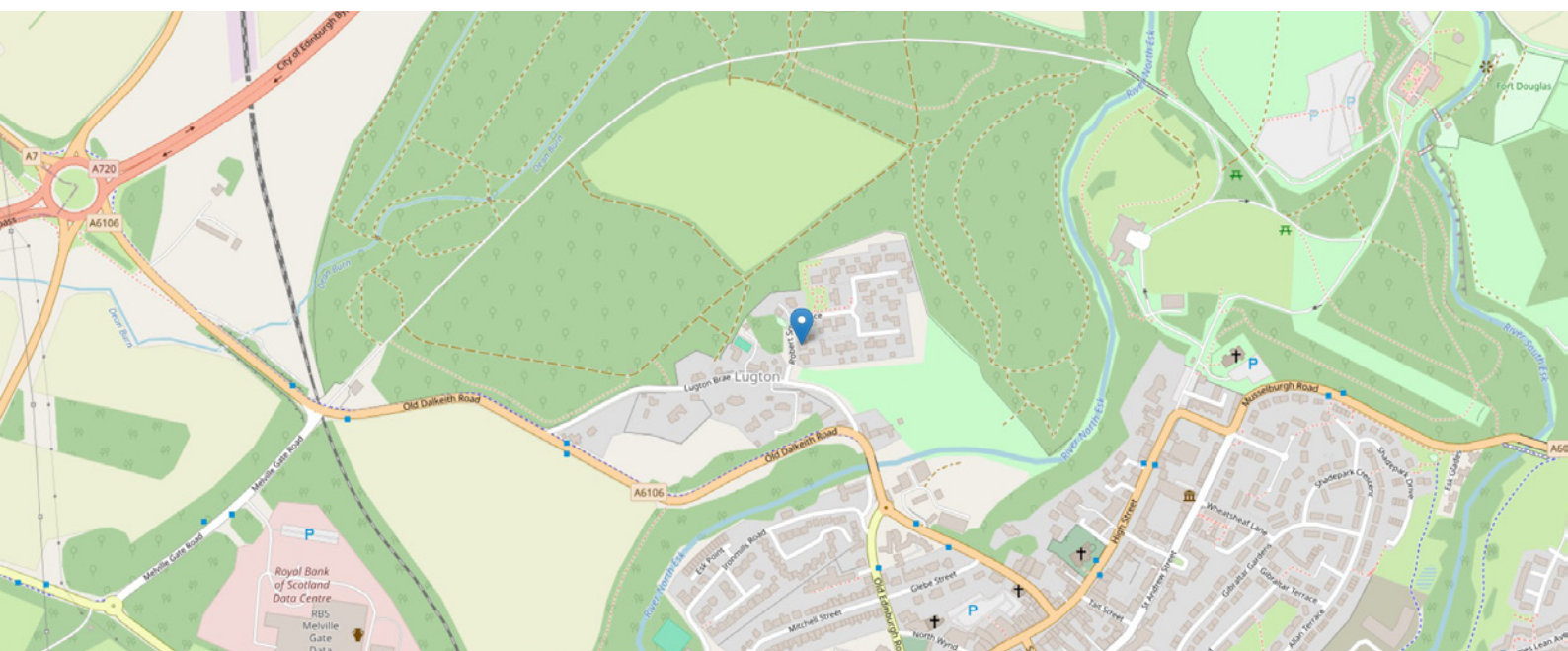


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 237m² | EPC Rating: B



THE LOCATION

Robert Smith Place forms part of an exclusive modern development on the edge of Dalkeith Country Park, offering a peaceful setting with woodland surroundings while being just a short distance from Dalkeith town centre. Dalkeith itself is one of Midlothian's most popular residential towns, located around 7 miles south of Edinburgh and ideally placed for commuting. The Borders Railway from nearby Eskbank station provides a journey time of around 20 minutes to Edinburgh Waverley.





The town offers excellent amenities, including supermarkets, banks, bars, restaurants, and a variety of local shops. Fine dining can be enjoyed at Dalhousie Castle Hotel & Spa and Melville Castle Hotel, both close by. Dalkeith Community Campus provides modern sports and leisure facilities, while golfers are well served by Melville Golf Centre with its 9-hole course and driving range, Newbattle Golf Club, Kings Acre Golf Course in Lasswade, and Broomieknowe Golf Club in Bonnyrigg. Dalkeith Country Park itself is a major attraction, with beautiful woodland walks, cycling trails, and the renowned Fort Douglas adventure playground. Excellent road connections are available via the nearby Sheriffhall roundabout, linking to the A7, A68, A1, and City Bypass, which provide access to the Gyle Shopping Centre, Edinburgh Airport, and the wider Scottish motorway network.



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