



RALPH SAYER
SOLICITORS & ESTATE AGENTS

36 Mitchell Street
Dalkeith, Midlothian EH22 1JQ

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We are delighted to market this rarely available, well-presented and spacious, three-bedroom family home, located at the end of a cul-de-sac on the north-western edge of Dalkeith, Midlothian. With extensive views to Ironmills Park and local woodland, this extended property is positioned on a large plot and features private gardens to the front, side and rear, plus a garage and 2 car driveway. With quality fixtures and fittings throughout, this impressive accommodation comprises a vestibule, hall, living/dining room, sitting/family room, kitchen/dining room, master bedroom, two double bedrooms, shower room and larger family shower room. Features include a quality fitted kitchen with full range of integrated appliances, bright and tasteful décor, gas central heating plus double glazing. The property also has superb integrated storage, including bedroom wardrobes.

Entering the property into the entrance hallway, there are two large storage cupboards and access is available to the kitchen, lounge/diner and the staircase. The lounge/diner is well proportioned, with carpeted flooring, feature fireplace, storage cupboard, window overlooking the front of the property and another overlooking the rear, glazed internal doors allowing natural light to flow between adjacent rooms and double doors entering into the family room within the extended area of the property. The family room/lounge is also an excellent space with another feature fireplace, carpeted throughout and extremely light from the patio doors accessing the garden deck and the large roof window in the middle of the room. Continuing in the extended area we have a second vestibule area, incorporating tiled flooring and external side door, which gives access to a large fully tiled shower room in which the sink and wc are incorporated within fitted bathroom cabinets providing excellent storage, a corner shower cubicle with shower powered from the mains is also present together with a window providing natural light and ventilation. Kitchen access can also be taken from this vestibule. The kitchen/diner is well presented with a range of cream coloured base and wall units finished with a stone worktop and incorporating integrated oven, microwave, dishwasher, washing machine, gas hob and fridge freezer. This room has a small dining recess, tiled flooring and a window overlooking the side of the property. Moving to the upper level, the stair, landing and all bedrooms are carpeted throughout. The master bedroom and the other 2 double bedrooms all have built in storage and overlook the rear of the property with excellent views. The well presented family shower room completes the upper level and has a corner shower unit with mains shower, sink and vanity cabinet, wc, feature towel rail and window.

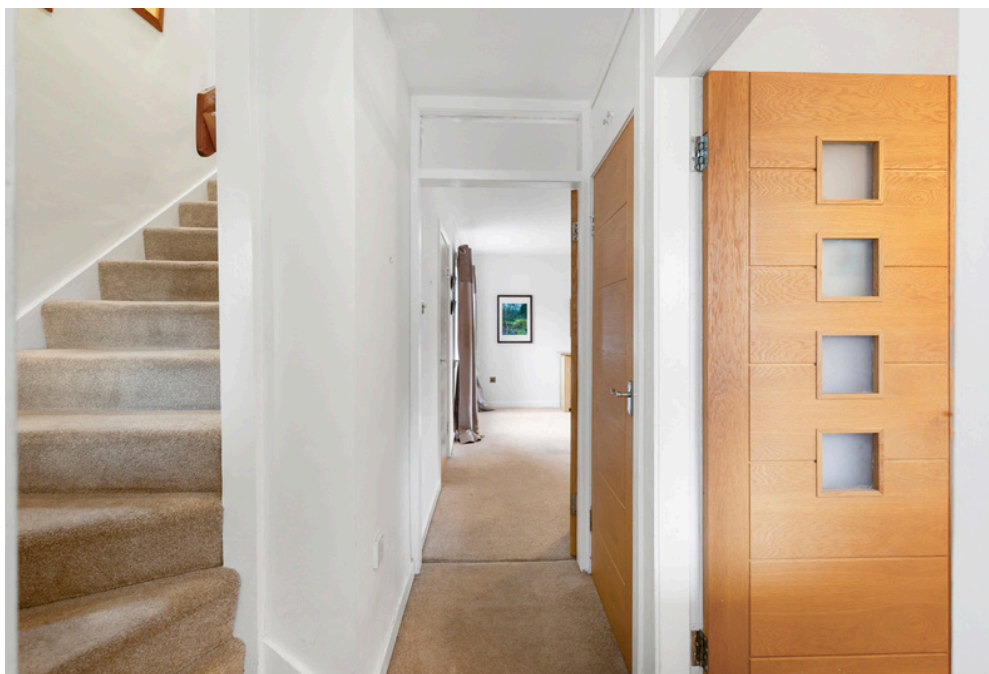








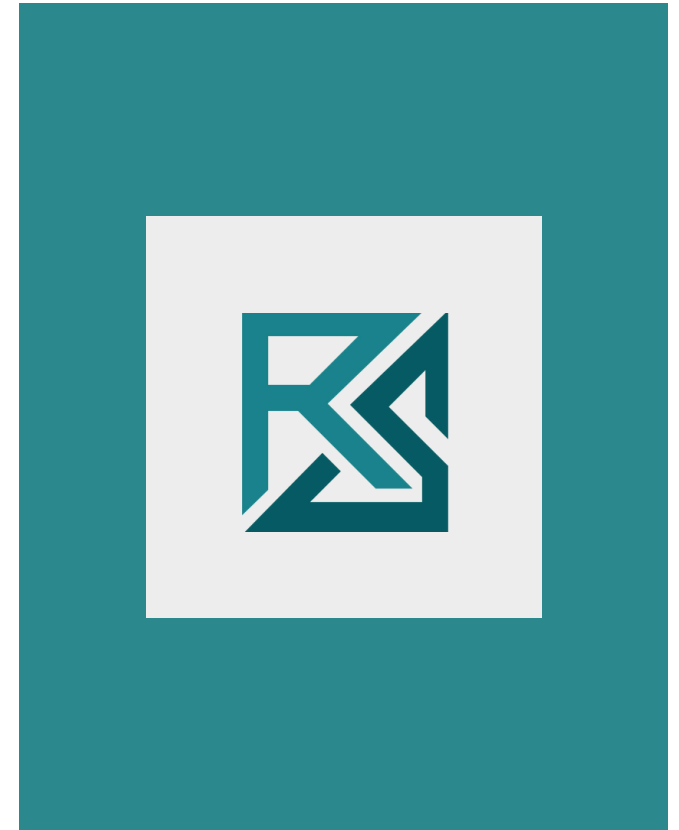
Detached family
villa with lovely
gardens & outdoor
entertaining deck







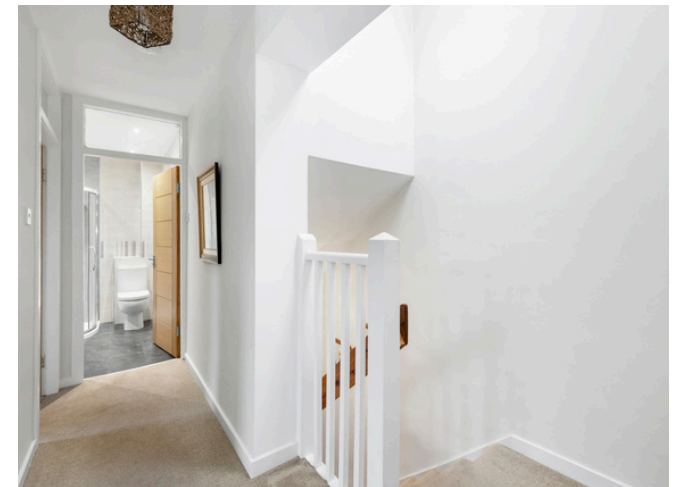
BEDROOM 1 DRESSING ROOM



BEDROOM 1 DRESSING ROOM



BEDROOM 1 EN-SUITE SHOWER ROOM







Externally, there is a large driveway which can host two cars, a garage with up and over door, access on both sides of the house, front garden which is fully slabbed and low maintenance. The side garden is laid with chipped stones and is used as a drying area currently. Immediately to the rear of the family room is a lovely decked area, providing uninterrupted views over the park and woodland below. This split level deck is the perfect spot for alfresco dining or entertaining and leads to the garden which sits below. Two separate sets of steps give access to the vast garden ground at the rear, well presented with lawn, shrubs, bushes and small trees all impressively maintained.



This rarely available property is sure to be popular due to its quiet cul de sac position in the street, location to schooling, shopping and all local amenities and transport links in the area. It also benefits from gas central heating worked via a Hive controller, double glazing and off street parking.

Extras : All fitted floor coverings, fixtures and appliances are to be included in the sale. No warranties shall be given on the appliances.

EPC- D and Council Tax – E

Home Report Value - £330,000



Dalkeith

Dalkeith is a popular commuter town south of Edinburgh, offering fast and easy access into the city via car, bus or train(at Eskbank station). The High Street offers a huge variety of shops, cafes and restaurants. There are Morrisons and Tesco stores with more extensive shopping at nearby Fort Kinnaird. There are a number of historic buildings in Dalkeith the most notable is Dalkeith Palace, which is set with-in the vast estate of Dalkeith Country Park – the former seat of the Duke of Buccleuch. The country park offers great walks, cafe, bistro and fantastic adventure playground for the kids. The town has a leisure centre with swimming pool and a number of great golf courses, including a short drive to the fabulous beaches on the East Lothian coastline and the renowned Muirfield. Excellent transport links are easily accessible, with Edinburgh City By-pass and the A1 a short drive away, regular bus routes and a train station in nearby Eskbank

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

