



16 Magpie Gardens  
DALKEITH | MIDLOTHIAN | EH22 2RA

  
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Fabulous detached villa benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail and comes complete with a double garage and enclosed south-facing rear garden.

This executive style villa commands an enviable setting on a prestigious modern development boasting fine open views and is well placed for a superb range of amenities and excellent road links. The property is a natural choice for a growing family and offers substantial and light filled living space which is presented to the market in beautiful order throughout.

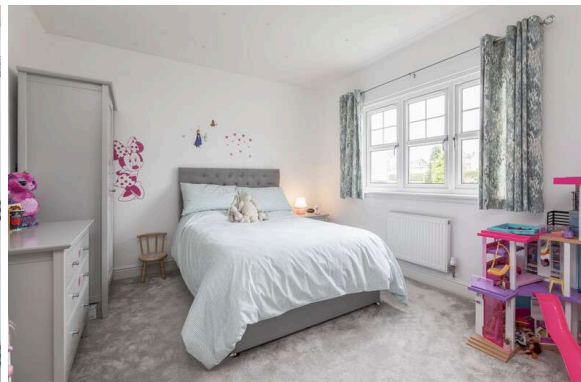
- Hallway with storage
- Extremely spacious living room
- Formal dining room with French doors opening onto rear garden
- Family room with box bay window
- Well equipped kitchen with integrated Siemens appliances
- Utility room
- Ground floor WC
- Generously proportioned master bedroom with twin fitted wardrobes and en-suite shower room
- Four further double bedrooms, two with en-suites
- Family bathroom featuring a white suite and separate shower enclosure
- Gas central heating and double glazing
- Intruder alarm
- Mature private gardens to front and rear
- Double garage and driveway

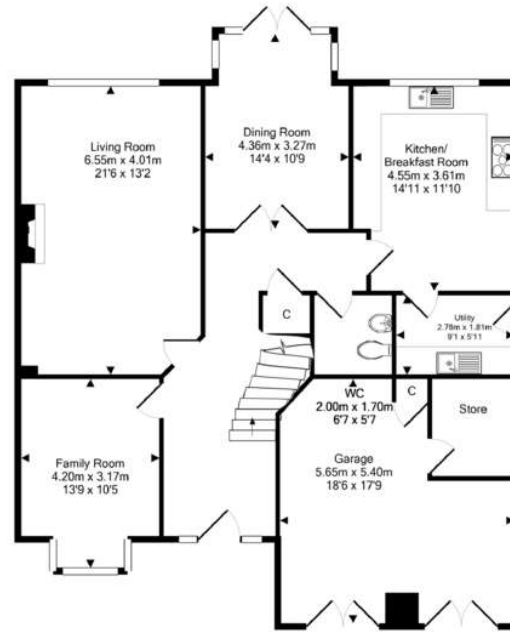
The fitted floor coverings, blinds, eyelet curtains, oven, microwave, hob, cooker hood, dishwasher, fridge/freezer, washing machine and tumble dryer are included. EPC Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232. The seller can also be contacted on 07847 687 978

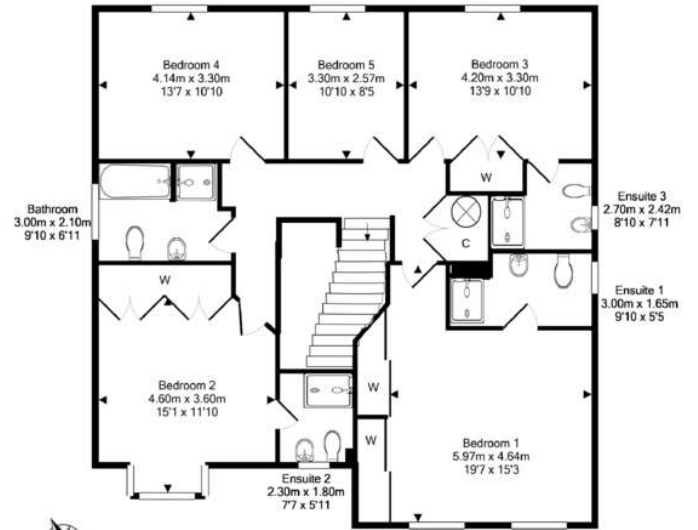


The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store at Hardengreen, whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.





Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021