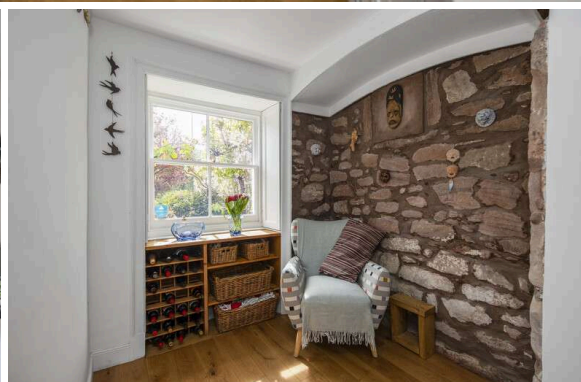




Tower House, 6 Bridgend
DALKEITH | EH22 1JT





Tower House, 6 Bridgend, Lugton

DALKEITH | EH22 1JT

A rare opportunity has arisen to acquire a spacious and unique traditional C listed terraced cottage boasting beautifully presented accommodation and enjoying an extremely convenient location, well placed for a good range of amenities and a short walk to the river. Offering flexible accommodation to four bedrooms over lower and first floor and the attic offers scope for further accommodation. The property has an attractive traditional look from the outside, and lovely contemporary finishes internally and the stylish and spacious interior offers all modern comforts throughout whilst maintaining the traditional feel. On the lower floor, the beautifully appointed open plan kitchen/dining/snug with breakfast bar offers a fabulous living and entertaining space with utility off. There are a further two generous rooms which could be utilised in a number of ways such as a formal sitting room and bedroom, and a bathroom with deep bath and separate shower cubicle complete this level. On the first floor, there are three generous bedrooms, two boasting en-suite shower rooms. The attic floor has two further rooms, storage and a wc. The property further benefits from gas central heating, sash and case windows to the front and double glazed units to the rear, and externally, a lovely sunny, enclosed rear garden, a hard standing parking space and private land to the river. Early viewing is highly recommended to fully appreciate all this fabulous property has to offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Fabulous C Listed terraced cottage
- Entrance vestibule
- Beautifully appointed open plan living/dining/snug with breakfast bar
- Utility room
- Formal sitting room
- Fourth bedroom/study
- Three spacious double bedrooms, two with en-suites
- Family bathroom with deep bath and separate shower enclosure (downstairs)
- Gas central heating
- Sash and case windows to the front

- Double glazed units to the rear
- Fabulous enclosed sunny rear garden

EPC Rating D.

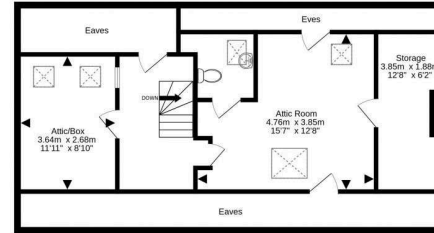
Extras include all floor coverings, curtains, shutters, fan oven, microwave/oven, induction hob, fridge, freezer, dishwasher, InSinkerator tap and washing machine.



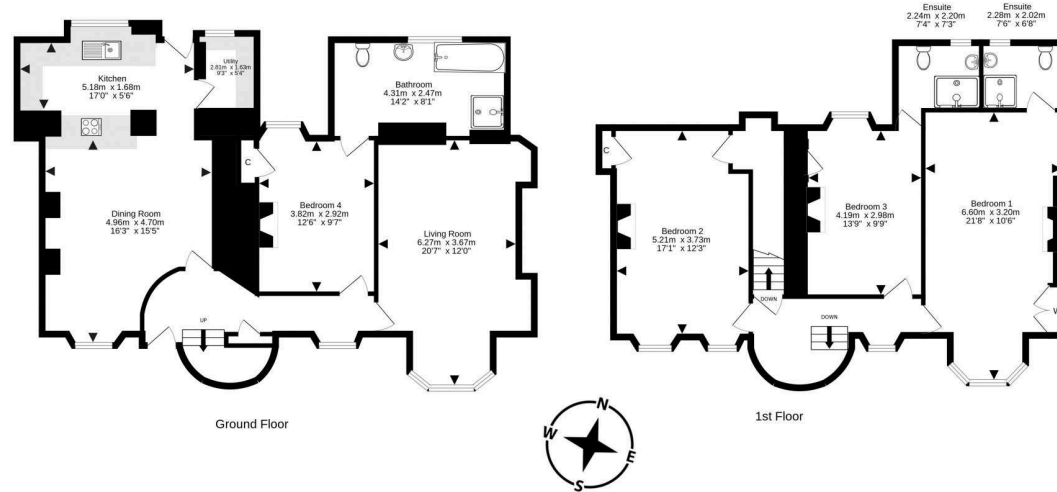
The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. 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 through primary 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 such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank and easy access to the bypass.







2nd Floor



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 ©2024