



Plot 11 The Bateman, Millerhill Grange  
MILLERHILL | MILLERHILL | EH22 1RZ

  
**warners**  
solicitors & estate agents

# Plot 11 The Bateman

MILLERHILL GRANGE | MILLERHILL | EH22 1RZ

The 3 bedroom detached Bateman is a beautifully designed home, maximising space and offering plenty of flexibility for the modern family. From the ground floor hallway you first encounter the living room, opposite the stairs to the first floor. As you move through the home you'll find the combined WC / utility space before reaching the large, full width, open plan kitchen / dining area featuring our full range of integrated appliances. French doors take you out to the turfed rear garden.

Upstairs, bedroom 1 has its own en-suite and bedrooms 1 and 2 have fitted wardrobes. Bedroom 3 is a good sizes and would alternatively work well as a home study. The family bathroom can also be found on the first floor.

Millerhill is a most popular Midlothian village located close to the green expanse of Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's bustling town centre. Further facilities are located in and around Dalkeith, including a 24 hour Tesco supermarket at Hardengreen, a Morrisons' store in the town centre and Dobbie's Garden Centre just off the A7. Schooling is well represented in the area and Queen Margaret University and Edinburgh College's Midlothian Campus are both easily reached from the property. The location is also convenient for anyone connected to the Royal Infirmary. A short drive allows access to the A1 and the City Bypass, with onward links to the central motorway networks. Shawfair Railway Station lies on the Borders Railway Link, for journeys into Edinburgh or south. Bus routes run through the village for travelling to other areas.

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

**0131 667 0232**

[property@warnersllp.com](mailto:property@warnersllp.com)

[warnersllp.com](http://warnersllp.com)