



Plot 13 The Douglas, Millerhill Grange  
MILLERHILL | MILLERHILL | EH22 1RZ

  
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# Plot 13 The Douglas

MILLERHILL GRANGE | MILLERHILL | EH22 1RZ

This tried and tested four bedroom detached home, complete with integral garage, has proven highly popular across our developments in recent year and it's not hard to see why. Immediately inside the front door there's the WC together with a cleverly discrete utility space tucked behind bi-fold doors. The long kitchen / dining area opens out to both the turfed back garden via French doors, as well as the living room through double doors which really heighten the sense of space. The four bedrooms can be found on the first floor with fitted wardrobes in 1, 2 and 3 and an en-suite in bedroom 1. The family bathroom is at the top of the stairs.

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.



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