

COULTERS[©]



1 SHAWFAIR FARM COTTAGES

DALKEITH, MIDLOTHIAN, EH221SG

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled in the tranquil countryside of Dalkeith, 1 Shawfair Farm Cottages offers a delightful three-bedroom semi-detached cottage that seamlessly blends rustic charm with modern comforts. This inviting home is perfectly positioned to enjoy peaceful rural living, while being just a short drive from Fort Kinnaird, one of Edinburgh's premier retail and leisure destinations and a thirty-minute drive to Edinburgh City Centre.

Upon entering, you are welcomed into an adaptable and spacious hallway that leads to a generously sized sitting room with feature fireplace, providing an ideal space for relaxation and entertaining.

KEY FEATURES



Well positioned semi-detached cottage.



Three bedrooms.



Private rear garden.



Private driveway parking.



Within a short drive of Fort Kinnaird.



Beautiful country views.



EPC Rating - E



Council Tax Band - D



The well-appointed kitchen provides direct access to the private rear garden and is designed for both functionality and convenience. The ground floor also features a versatile dining room, which can be adapted to suit various lifestyle needs and a bedroom with cloakroom toilet. The first floor comprises two well-proportioned bedrooms, each offering a peaceful sanctuary with picturesque views of the surrounding countryside. The family bathroom is tastefully finished, providing a comfortable and functional space for everyday use.

Externally, the property boasts private front and rear gardens, providing ample outdoor space for recreation or gardening enthusiasts. A private driveway offers convenient off-road parking, enhancing the property's appeal. The field behind the property has been planted as a native species protected woodland ensuring that the open views to the rear will not be built on.



THE LOCAL AREA

Located just 7 miles from Edinburgh's city centre, Dalkeith offers the perfect balance of countryside charm and urban accessibility. This historic town in Midlothian is renowned for its beautiful period architecture, excellent local amenities, and the stunning Dalkeith Country Park—a 1,000-acre estate with scenic walks, a stylish café, and family-friendly attractions.

Dalkeith boasts a vibrant town centre with independent shops, supermarkets, schools, and healthcare facilities, making it ideal for families, professionals, and retirees alike. Excellent transport links, including nearby rail stations such as Shawfair Station (1 mile) and Newcraighall (1.5 miles) and direct road access to the A720 City Bypass and A68, ensure seamless commuting to Edinburgh and beyond.

Whether you're looking for a peaceful residential setting or a strategic investment opportunity, Dalkeith combines historical character with modern living in one of Midlothian's most desirable locations.

EXTRAS

All curtains on the first floor, light fittings (excluding downstairs bedroom), fitted flooring and white goods are included in the sale price. Free standing wardrobes are available by separate negotiation.

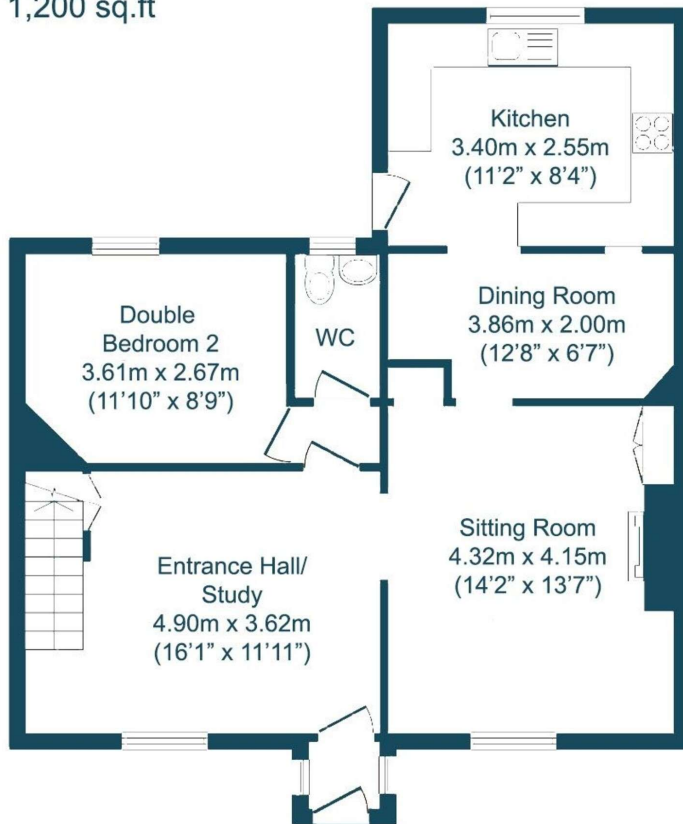




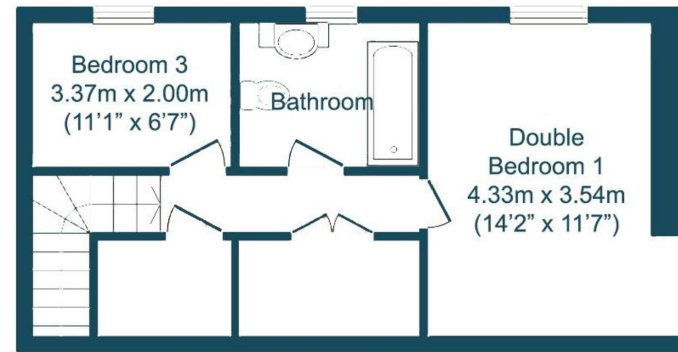
COULTERS

An aerial photograph of a large, light-colored house with a grey roof, situated in a lush green landscape. The house is surrounded by dense trees and fields. In the background, a town and a body of water are visible under a blue sky with scattered clouds. A white line points from the text 'COULTERS' to the house.

1 Shawfair Cottages
Total Approx Floor Area
111.5 sq.m
1,200 sq.ft



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.