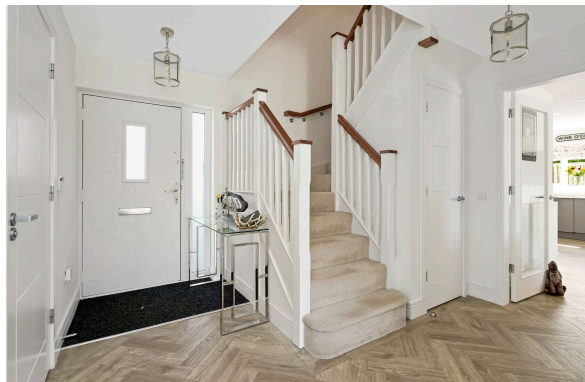




28 Hawick Place  
MILLERHILL | EH22 1GT

  
warners  
solicitors & estate agents





## 28 Hawick Place

MILLERHILL | EH22 1GT

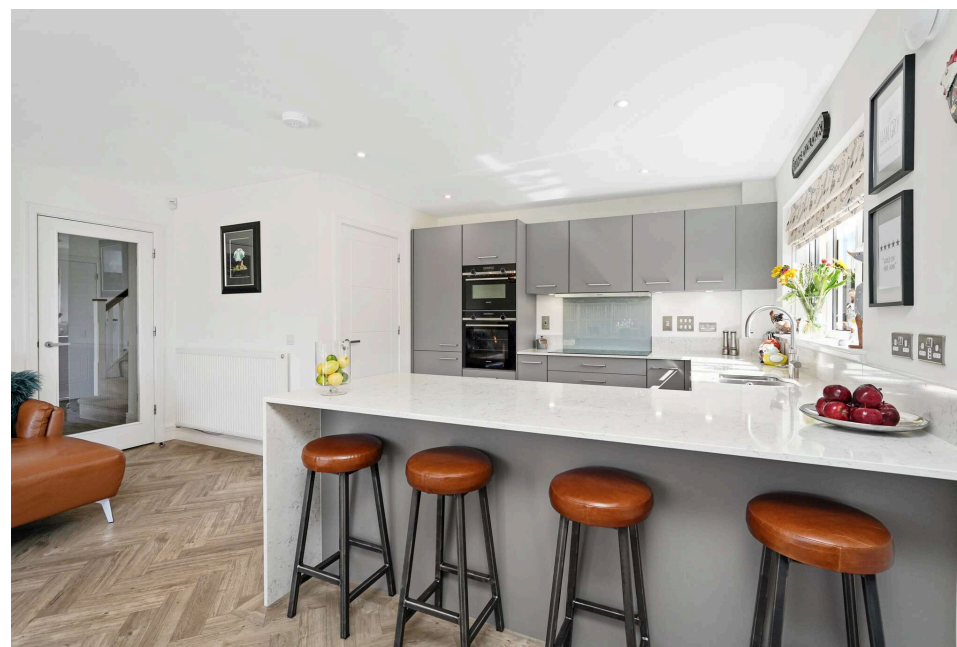
Nestled in a luxury modern CALA development, moments from the vast open countryside, yet within easy reach of the city centre, Shawfair and Musselburgh train stations and Fort Kinnaird retail park, is this immaculately presented and extremely spacious detached family home. Built in 2025 this exquisite property spans an impressive 1,980 square feet and boasts landscaped garden grounds, large floored attic space, a double garage with electric door, and a wide driveway with an EV charger would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with feature fireplace with log burning stove and French doors to the garden, a grand dining, kitchen, and family room with top of the range appliances, units, worktops and stylish breakfast bar, generous dining space and bi-fold doors. There is a useful utility with garage access and downstairs is completed by a W/C compartment.

Following up a carpeted staircase the upper level enjoys an executive master bedroom with Juliet balcony, double built-in wardrobes and an elegant en-suite shower room, a second large double bedroom with further built-in wardrobe and en-suite shower room, three further well-proportioned double bedrooms (two with built-in wardrobes) and the villa is completed by an opulent main bathroom with bath and separate shower.

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





Externally, the sun trapped garden grounds wrap around the property and offer a high degree of privacy, bordered with colourful plants and shrubs. The area is mainly laid to lawn with a stunning pergola and paved sections ideal for al fresco dining and entertaining.

- Detached luxury home built in 2025 set on generous plot
- Executive CALA development in tranquil setting
- Close to train stations and car links
- Large, secluded, landscaped garden grounds
- Wide driveway and double garage
- Bright lounge with log burning stove
- Luxury dining kitchen with generous dining space and bi-fold doors
- Useful utility room and downstairs W/C
- Five ample sized double bedrooms
- Three bathrooms

Council Tax: G , Energy Rating: C

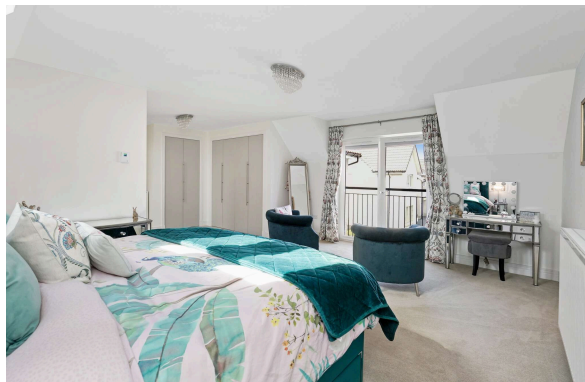
Factor payable to Ross & Liddel - factor fee and float (approx £250 and £100)

Extras: Fixtures and fittings, fitted blinds, oven, hob, dishwasher, fridge freezer will be included in the sale.

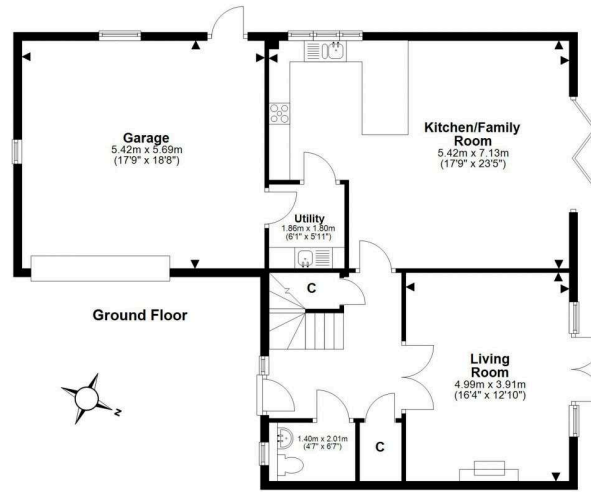
Other items can be negotiated separately at point of sale.



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







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.