










Offers Over
£190,000

19 Whitehill Grove

Dalkeith | Midlothian | EH22 2LJ

This spacious and well-presented mid-terrace house offers an excellent family home, ideally suited to both first-time buyers and growing families. Situated in a popular residential area of Dalkeith, the property enjoys a convenient location close to local amenities, schools, and transport links. Additional benefits include gas central heating, double glazing, and well-maintained front and rear gardens.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

On entering the property, a welcoming hallway provides excellent built-in storage and a convenient ground floor WC. The main reception room is dual aspect, allowing plenty of natural light to flow through the space. It features a focal fireplace and offers generous proportions, comfortably accommodating both lounge and dining furniture, making it ideal for everyday living and entertaining. The kitchen is fitted with white wall and base units, complemented by a matching worktop and splashback. It also provides space for dining, creating a practical and sociable area for family meals. The layout is both functional and bright, with good storage and workspace throughout. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a rear-facing double with carpeted flooring and ample built-in storage. The second bedroom is a front-facing double with neutral décor, while the third bedroom is also a rear-facing double, finished with carpet and additional storage, offering flexibility as a bedroom, home office, or guest room. The bathroom is fitted with a modern two-piece white suite set within vanity storage, along with a corner glass shower cubicle featuring a dual-headed thermostatic shower, providing a contemporary and practical finish.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property benefits from a pleasant front garden and an enclosed rear garden. The rear space is low maintenance, featuring a patio area and planted sections, making it ideal for outdoor seating and easy upkeep.

Viewing

By appointment through Neilsons (0131 625 2222).



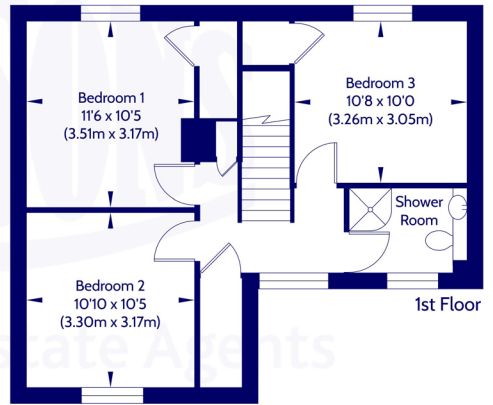
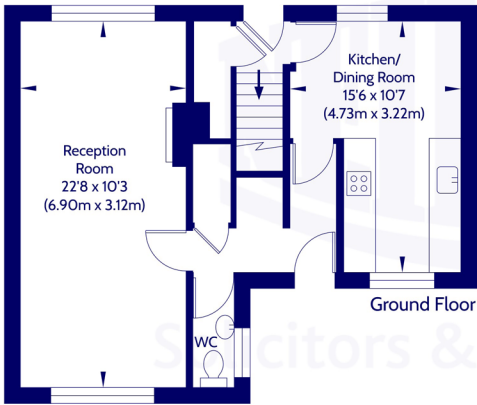


Location

The property enjoys a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling at all levels is within close proximity.



Approx. Gross Internal Floor Area 96 Sq M / 1030 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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