

42 Stagg Park

DALKEITH, MIDLOTHIAN, EH22 2FU



Immaculately presented detached family home with three generous double bedrooms



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McEwan Fraser Legal is delighted to present this superb three-double-bedroom detached home to the market. Immaculately presented throughout, this impressive property offers generous and well-planned accommodation, with a particularly spacious layout that includes a large living room, breakfasting kitchen, principal bedroom with en-suite shower room, two further double bedrooms, family bathroom and integral garage. With a double driveway, private gardens and excellent proportions throughout, this is an outstanding opportunity for a family looking for a modern home that is ready to move straight into.

THE LIVING ROOM



The property is approached via a generous double monoblock driveway, with a welcoming entrance leading into a bright central hallway. The ground floor also benefits from a convenient WC. To the rear of the property, the spacious living room and breakfasting kitchen enjoy pleasant views over the garden. The living room is bright and well proportioned, offering plenty of space for a range of furniture arrangements and creating a comfortable setting for both everyday family life and entertaining.

THE KITCHEN



The breakfasting kitchen is accessed from the reception room and offers an excellent range of base and wall-mounted units, providing generous preparation and storage space. The kitchen is equipped with a gas hob and electric oven, together with a useful range of integrated appliances including a dishwasher and fridge freezer. There is ample space for a dining table, while French doors open directly onto the southwest-facing rear garden, creating a particularly appealing connection between the kitchen and outdoor space. This makes the room an ideal setting for family meals, entertaining or simply enjoying views of the garden.





Upstairs, the unusually wide central landing provides access to three excellent double bedrooms, the family bathroom and a large loft space offering valuable additional storage. The principal bedroom overlooks the rear garden and is particularly generous in size, with ample room for a full suite of freestanding furniture. The room is further enhanced by a modern en-suite shower room.

The second bedroom is an exceptionally spacious double room overlooking the front of the property, while the third bedroom is another well-proportioned double with views over the rear garden. Completing the accommodation is the family bathroom, which is partially tiled and fitted with a contemporary three-piece white suite.

THE BATHROOM



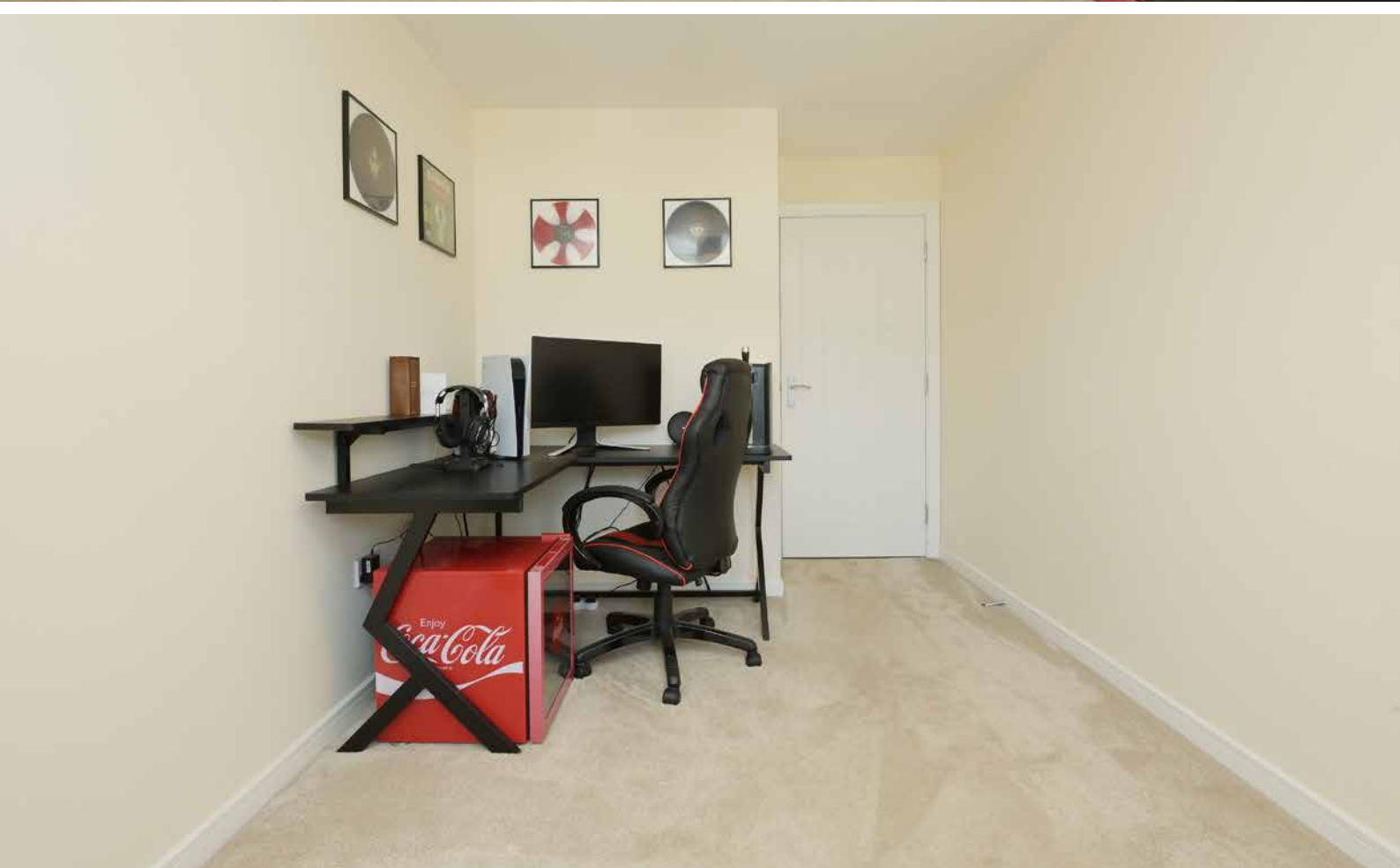
BEDROOM 1



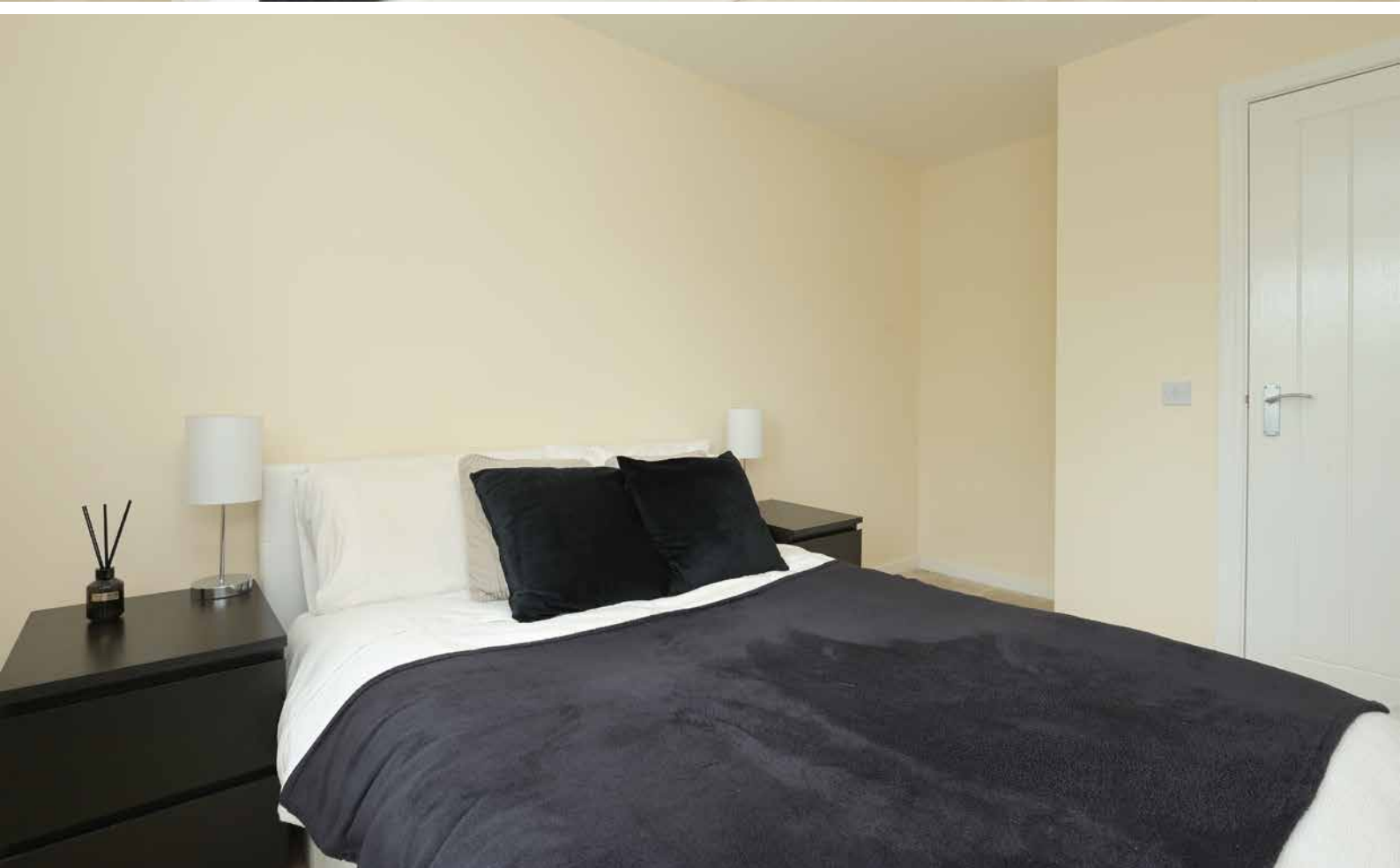
The room is further enhanced by
a modern en-suite shower room



BEDROOM 2



BEDROOM 3



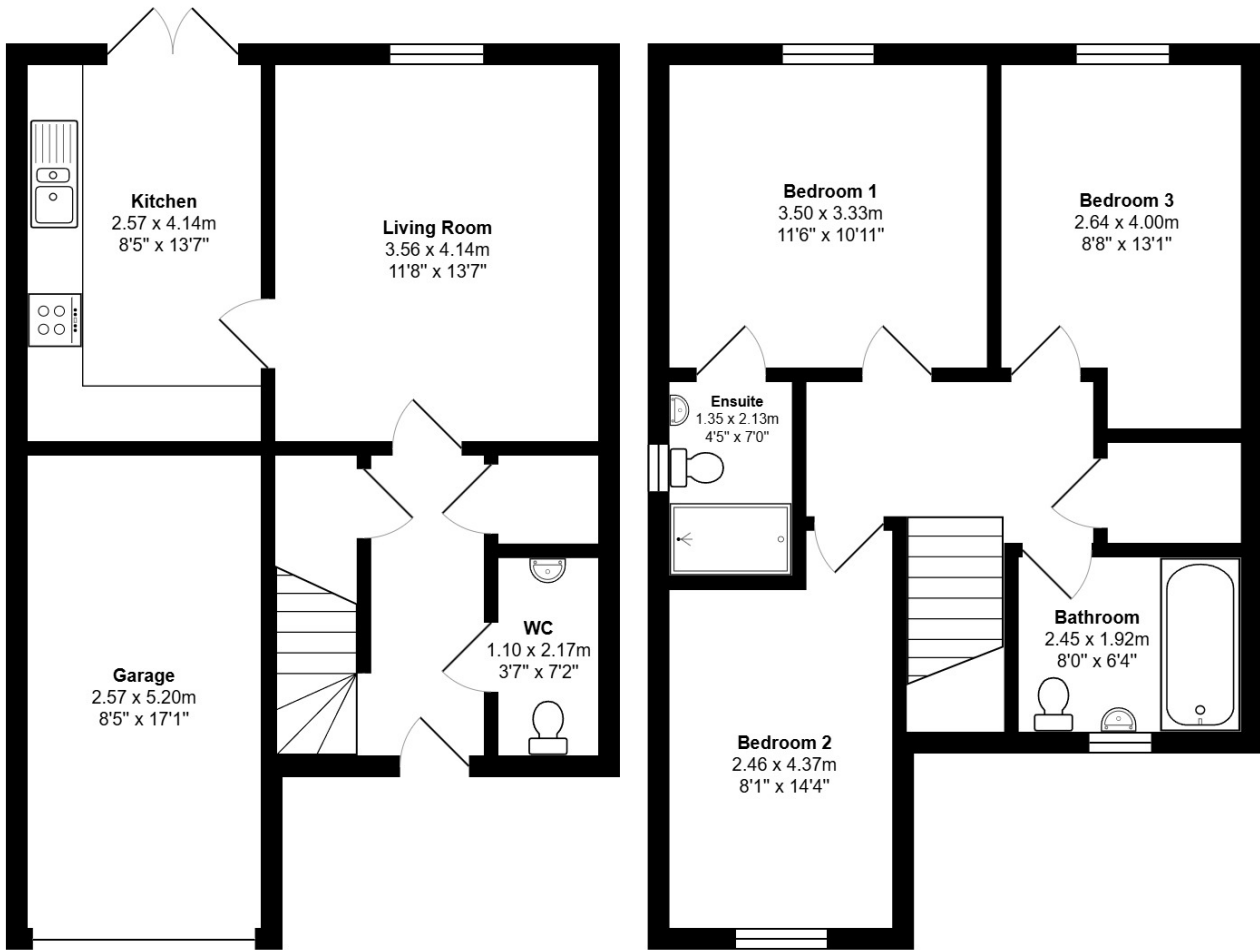
Externally, the property benefits from a substantial double driveway, providing excellent off-street parking and access to the integral garage. The front garden is laid to lawn in keeping with neighbouring properties. The enclosed southwest-facing rear garden is a particular feature, offering a good combination of lawn and a dedicated patio area, making it an excellent space for outdoor dining, entertaining or simply enjoying the sunshine. There are even views of Edinburgh Castle.

This is a superb family home, combining generous accommodation, excellent presentation, private gardens and convenient off-street parking. The detached setting provides an additional degree of privacy and space, while the south-facing rear garden and direct access from the kitchen are particularly attractive features. Early viewing is highly recommended to fully appreciate the quality, proportions and overall appeal of this excellent home.

EXTERNALS

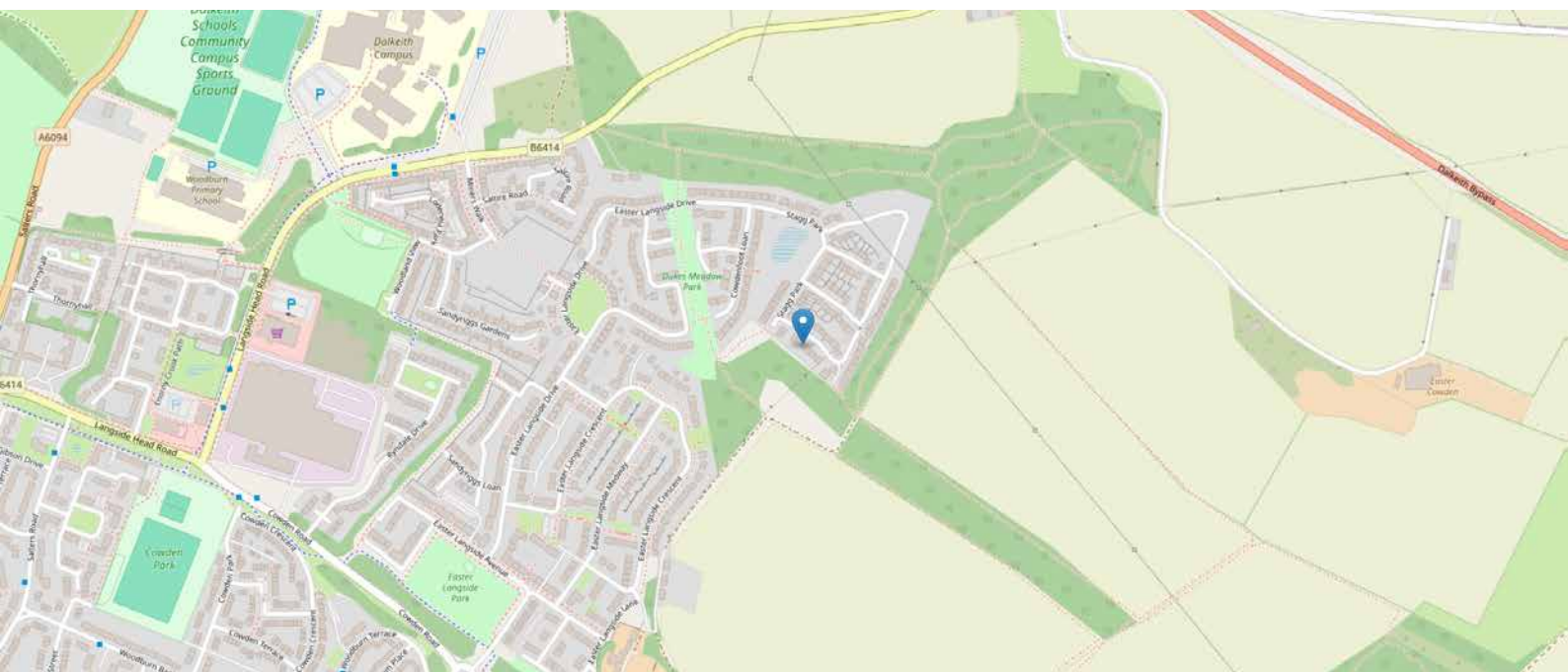


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: C



THE LOCATION

Stagg Park forms part of a popular modern residential development in Dalkeith, offering a peaceful setting while remaining within easy reach of the town centre and Edinburgh. The surrounding area has a distinctly family-friendly feel, with landscaped green spaces and woodland adding to the appeal of the development.





Dalkeith provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and a variety of local services. There is also a good choice of recreational facilities, with nearby parks and open countryside providing plenty of opportunities for walking, cycling and outdoor pursuits. The impressive Dalkeith Country Park is within easy reach and offers extensive grounds, woodland walks and a range of leisure and family activities. The area is particularly well placed for families, with a choice of primary and secondary schooling nearby, while Dalkeith Schools Community Campus provides a range of educational and sporting facilities.

For commuters, Stag Park is ideally positioned for access to Edinburgh and the surrounding towns, with the City Bypass readily accessible by road. Eskbank railway station provides a convenient rail connection into Edinburgh, while regular bus services operate throughout Dalkeith and towards the capital. Straiton, Fort Kinnaird and other major retail destinations are also readily accessible, making the location particularly convenient for both work and leisure.



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