



3 Muirpark, Dalkeith

Offers Over **£214,000**



3 Muirpark

Dalkeith

Stunning two-bedroom upper apartment with traditional features, modern kitchen, log burner, garden, off-street parking and standout principal bedroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning characterful upper apartment with accommodation arranged over two levels
- Two generous double bedrooms, including an impressive principal bedroom with exposed brickwork and Velux windows
- Beautiful lounge with high ceilings, feature log-burning stove and exposed brick surround
- Private enclosed rear garden with sandstone patio, pergola and mature planting
- Cobbled driveway providing off-street parking for one car, plus on-street visitor parking



Hallway

Enter the property through a stunning characterful wooden door, where a staircase leads you up to the main living level of the apartment. The welcoming hallway benefits from a side-facing window, allowing natural light to flow into the space, and provides access to the bathroom, bedroom two and lounge. Two large storage cupboards offer excellent practical storage, while a further staircase leads to the upper level where the principal bedroom is.

Bathroom

9' 9" x 5' 10" (2.97m x 1.79m)

The newly decorated bathroom is full of character, blending traditional features with stylish modern finishes. Wood-effect laminate flooring complements the striking feature bath with elegant claw feet, complete with a mains shower over. A characterful vanity unit with ceramic sink and mixer tap adds to the room's individual style, while a separate WC completes the suite. Brushed gold finishes add warmth and personality throughout. A frosted window to the rear provides natural light and privacy, while a large heated towel rail adds practicality. High ceilings, a centre light and additional wall lighting complete this quirky and beautifully presented bathroom.

Lounge

12' 0" x 10' 9" (3.65m x 3.27m)

The stunning lounge is a cosy yet stylish space, full of character while benefiting from a modern finish. Soft carpet flooring and high ceilings create a welcoming feel, complemented by a centre light and a striking log-burning stove with exposed brick surround, providing a fantastic focal point to the room. A large front-facing window with fitted shutters allows plenty of natural light to flood the space, while feature shelving adds further charm and practicality. Generously proportioned, the lounge also benefits from a radiator and direct access through to the kitchen.





Kitchen

12' 0" x 6' 4" (3.66m x 1.94m)

The modern kitchen is bright and well presented, offering excellent storage and a practical layout. Fitted with a range of wall and base units, the kitchen features tiled splashbacks, a stainless steel sink and drainer, a four-ring electric hob and oven. A large front-facing window allows plenty of natural light into the room, while the high ceilings continue the sense of character found throughout the property. The vendors are also including the washing machine, under-counter fridge and freestanding fridge freezer in the sale.

Bedroom Two

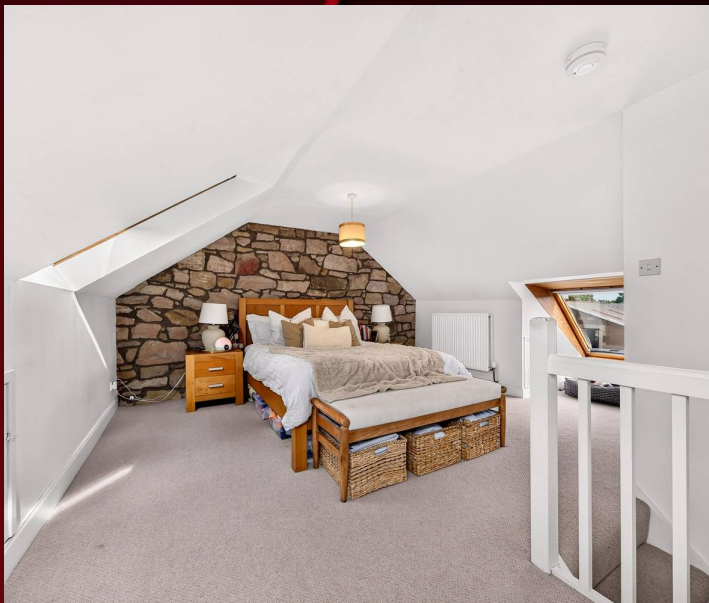
11' 0" x 6' 10" (3.35m x 2.09m)

Bedroom two is located across from the lounge and is currently utilised as a stylish dining space and home office, showcasing the versatility this room has to offer. Generously proportioned, it could comfortably accommodate a double bed and freestanding furniture to create a lovely second bedroom. The room features soft carpet flooring, a large rear-facing window with fitted shutters and a charming window seat with useful built-in storage beneath. A radiator completes this bright and adaptable space.

Bedroom One

18' 1" x 12' 2" (5.50m x 3.72m)

Bedroom one is located on the upper level of the apartment and is a stunning, character-filled space. The exposed brick wall behind the bed creates a striking focal point, complemented by charming coombed ceilings that add to the room's individuality. Two Velux windows to the front and a further large Velux window to the rear allow an abundance of natural light to fill the space. Generously sized, the room comfortably accommodates a double bed with ample space for freestanding furniture, while a radiator completes this impressive principal bedroom.





FRONT GARDEN

To the front of the property is a cobbled driveway providing off-street parking for one car. A gated pathway to the side of the property provides convenient access through to the rear garden.

REAR GARDEN

The rear garden is accessed via the gated pathway to the side of the property and offers a charming, private outdoor space full of character. A paved pathway leads through the garden, which features a lawned area and sandstone patio, perfect for outdoor seating, entertaining and summer BBQs. A pergola creates an attractive focal point, while an abundance of mature trees, shrubs and established planting add colour and greenery throughout. The garden is fully enclosed and also benefits from bin storage, with the original coal store now providing a useful storage cupboard for garden tools and outdoor equipment.

DRIVEWAY

2 Parking Spaces

The property benefits from a cobbled driveway providing off-street parking for one car, with additional on-street parking available for visitors.





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