



9 Wester Millerhill
DALKEITH | EH22 1RY


warners
solicitors & estate agents





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Stunning four-bedroom detached house, offering immaculately presented living space over two floors with enclosed rear garden, garage and driveway. This fabulous home is in excellent order throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor throughout.

Downstairs the property comprises a bright and spacious living room, a stylish kitchen/dining room with patio doors leading out to the rear garden and the fully fitted kitchen currently comprising a fridge/freezer, gas hob, oven and fan, and dining area. Also downstairs is a play room/dining room, a utility room with washer/dryer with access outside and a handy WC.

Upstairs there are four well-proportioned bedrooms with built in storage and the master benefitting from an en-suite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower, separate bath and heated towel rail.

The property also benefits from an attic, well-kept front and rear gardens made up of a lawn, decking, a pergola and a front driveway and garage. Early viewing is recommended to avoid missing out.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Entrance hall with storage
- Bright and spacious living room
- Four well-proportioned bedrooms, the master with an en-suite
- Fully fitted dining kitchen with patio doors into the rear garden
- Stylish bathroom
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further private front garden
- Front driveway and garage
- Downstairs Office with potential to be a sitting room or extra bedroom

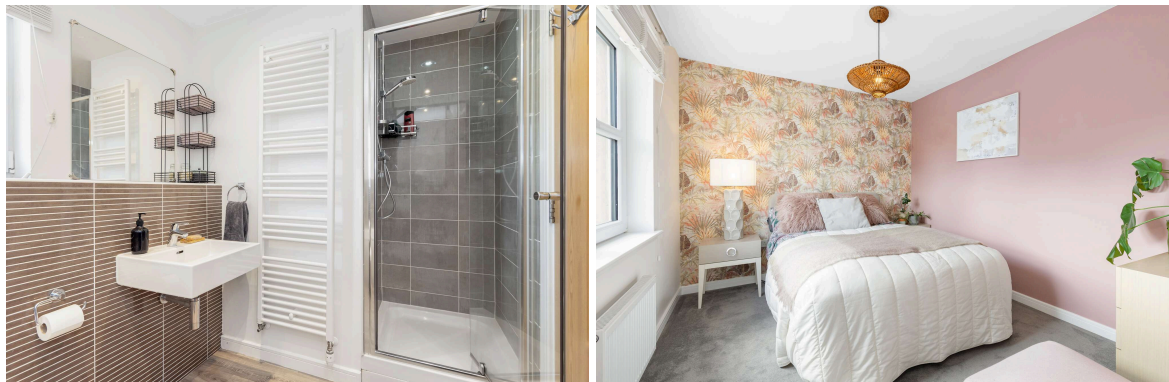
Energy Rating B, Council Tax G

Factor Fees payable to Ross & Liddell, approximately £90 per annum.

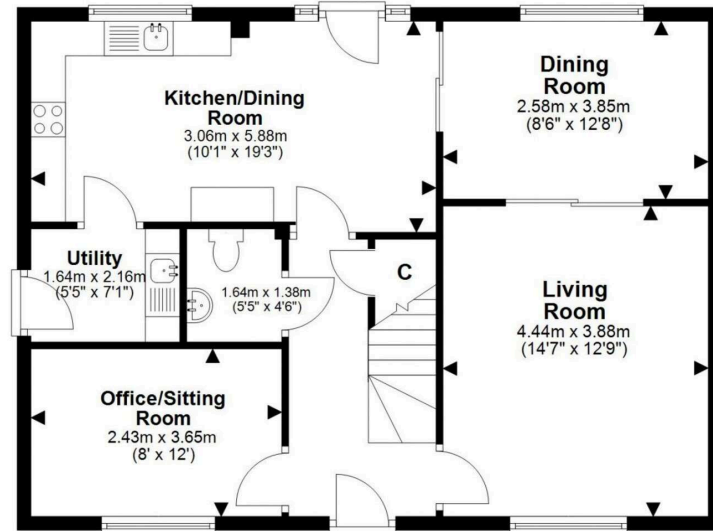
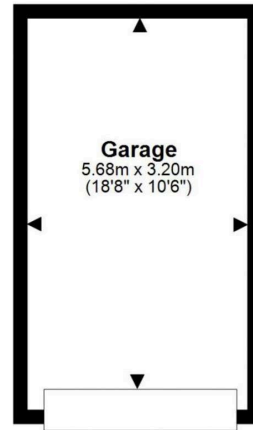
The sale will include all integrated appliances, washing machine, blinds, light fittings, and wall mounted TV brackets. The wicker basket lampshades and tumble dryer will not be included in the sale.



The property is located in the popular Midlothian village of Millerhill approximately six miles south of Edinburgh's City Centre. Facilities are available at Shawfair, including Co op, David Lloyd leisure centre, and local community centre. Millerhill also forms part of the wider Shawfair Masterplan, which includes the delivery of a new town centre and the approved Shawfair Education Campus (from early years through to secondary). Whilst a further wealth of amenities can be found at Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. The area is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The City Bypass is easily accessible, providing links to other main motorway networks and Edinburgh International Airport and the property is a 5 minute walk from Shawfair train station.

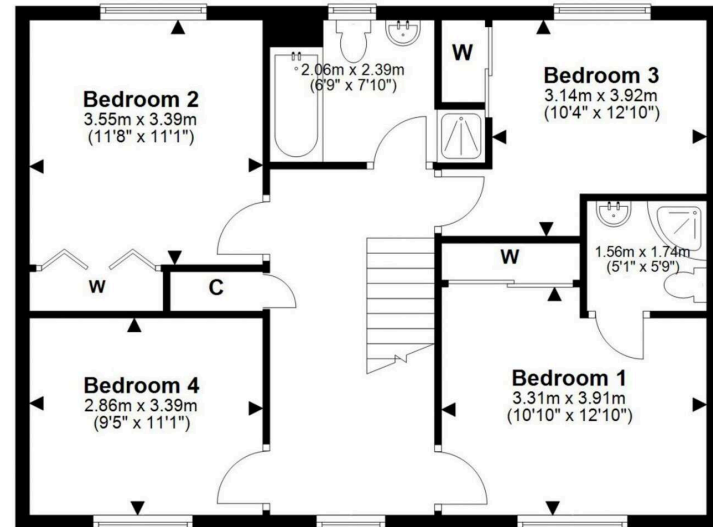






Ground Floor

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.



First Floor