

30 Millerhill

DALKEITH, MIDLOTHIAN, EH22 1RZ



*IMPRESSIVE THREE-BEDROOM HOME
WITH OPEN-PLAN LIVING*



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McEwan Fraser Legal is delighted to present this unique, recently extended and renovated, terraced cottage, boasting contemporary interiors, and an enviable position backing directly onto a large open green space. Occupying a generous plot with a beautifully maintained garden, this exceptional property offers a wonderful blend of character, space, and modern family living.

The welcoming main door entrance immediately sets the tone for the accommodation beyond. A bright and airy reception hall with stylish laminate flooring creates an impressive first impression, while the attractive staircase and open-plan layout enhance the sense of space and light throughout the home.

The heart of the property is the stunning open-plan living, dining, and kitchen area. Designed with modern living in mind, this substantial space features continuous laminate flooring, large sliding doors opening directly onto the garden, and skylights that flood the room with natural light.





The contemporary kitchen has been thoughtfully designed to maximise both storage and workspace, complete with integrated appliances and a practical breakfast bar, making it ideal for everyday family life and entertaining alike.





The ground floor further benefits from a separate utility/laundry room, a fully tiled stylish four piece family bathroom including a drench shower, and two well-proportioned double bedrooms (one of which is currently used as an office).





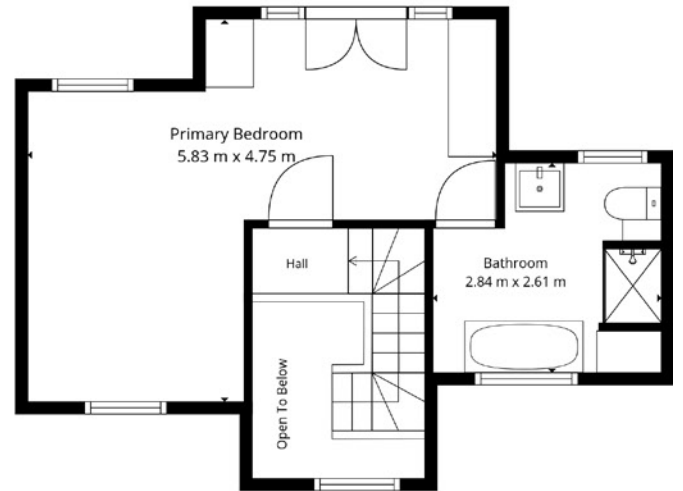
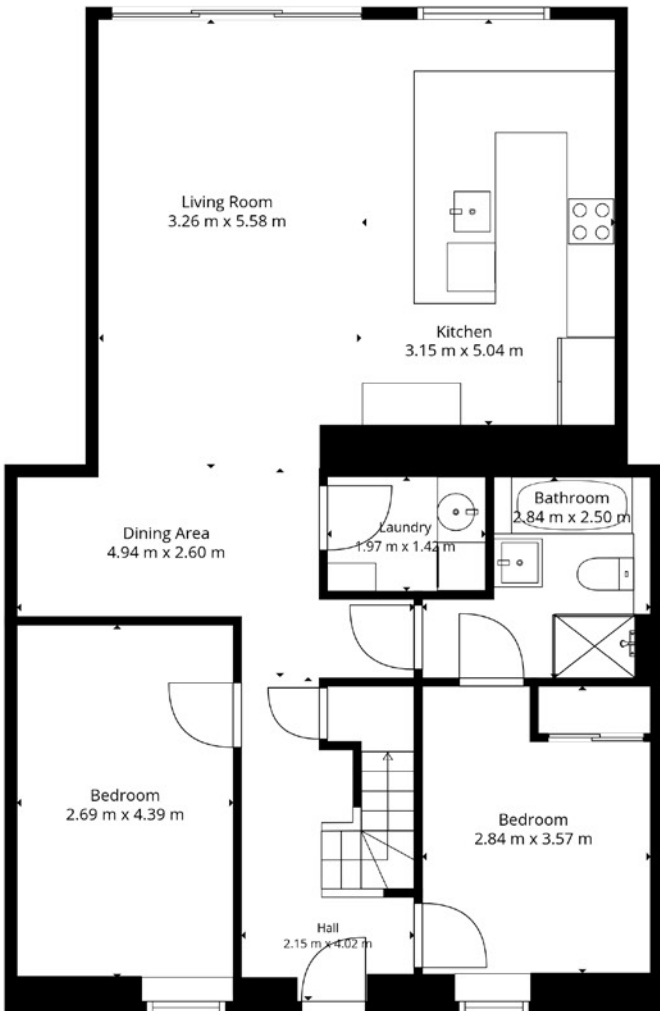




Upstairs, the impressive principal suite provides a peaceful retreat. Generously proportioned, the bedroom features fitted wardrobes and doors that open to create a wonderful indoor-outdoor connection while framing beautiful views across the adjacent parkland. The setting is exceptionally private and tranquil, offering a true sense of escape.

The luxurious en-suite bathroom is a stand-out feature, complete with a free-standing bath, large walk-in shower, fully tiled walls, and Velux windows that fill the space with natural light.





Gross internal floor area (m²): 112m²

EPC Rating: C

Floor Plan

Externally, the property continues to impress. The extensive south facing, rear garden has been lovingly maintained and offers an excellent outdoor living space. Incorporating decking, a lawned area, a fire pit, a flourishing herb garden, an outbuilding with electricity, and a separate tool shed. A gate at the rear provides direct access to the expansive grassy area and parkland beyond, creating an idyllic setting for families, dog walkers, and outdoor enthusiasts.





The property is situated in a sought-after residential location on the edge of Edinburgh, within the growing Shawfair and Millerhill area of Midlothian. This modern and well-connected setting has become increasingly popular with families and professionals, offering a blend of contemporary housing, green surroundings and excellent commuter links. A significant local advantage is the ongoing development of a new Sainsbury's supermarket nearby, further enhancing everyday convenience alongside existing amenities. Additional shopping, dining and leisure facilities can be found at Shawfair District, Dalkeith and the nearby Fort Kinnaird retail park, all within easy reach.

Transport connections are excellent, with the Edinburgh City Bypass providing quick access to Edinburgh city centre, Edinburgh Airport, and the wider motorway network. Shawfair train station is only a 10 minute walk from the property, offering direct links into the capital, making the area particularly attractive for commuters. The surrounding area benefits from generous green space and open parkland, contributing to a peaceful residential atmosphere while still being highly accessible. This combination of connectivity, expanding amenities, and outdoor space makes the location both practical and highly desirable.

The Location

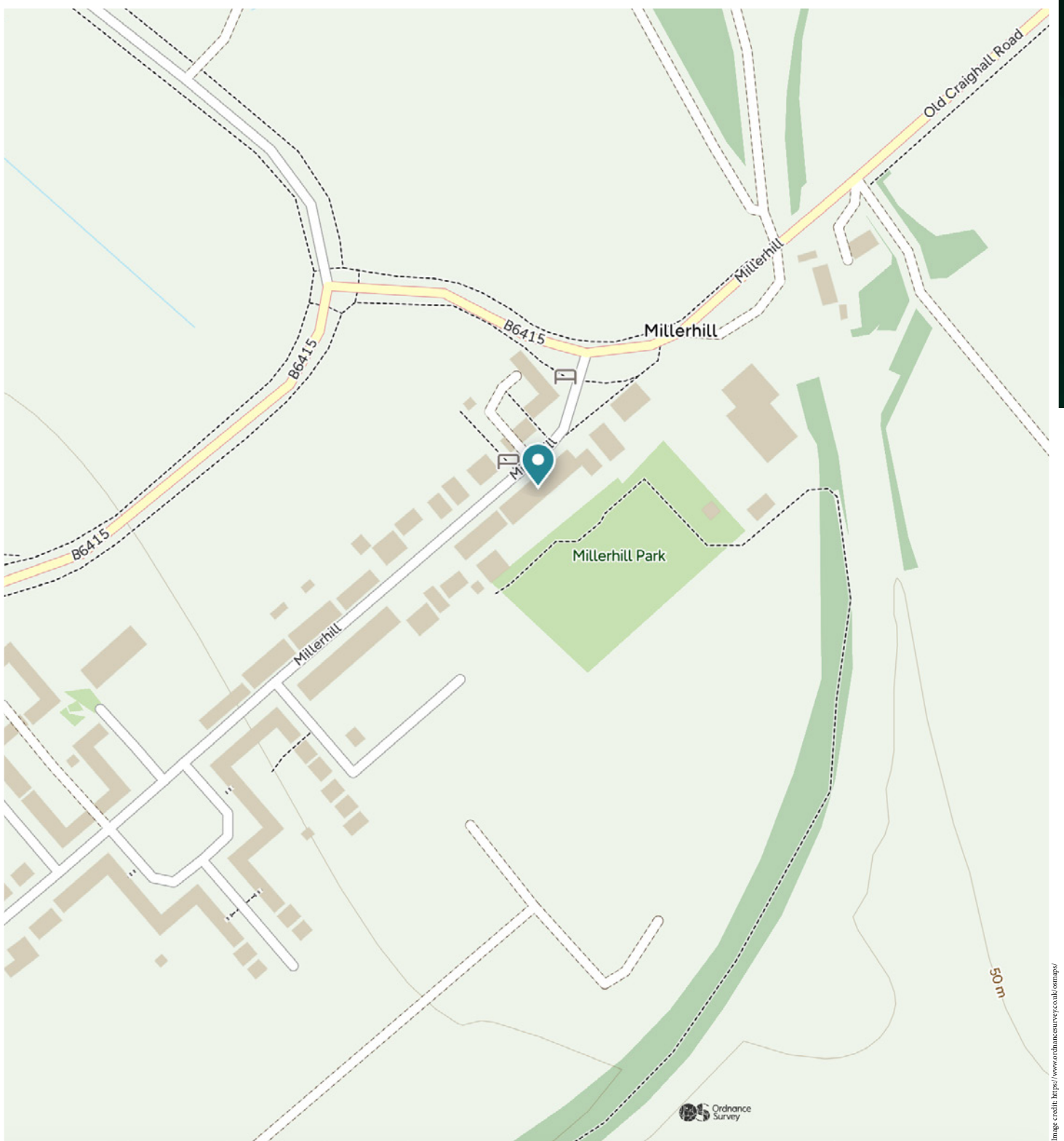


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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