

COLTERS®

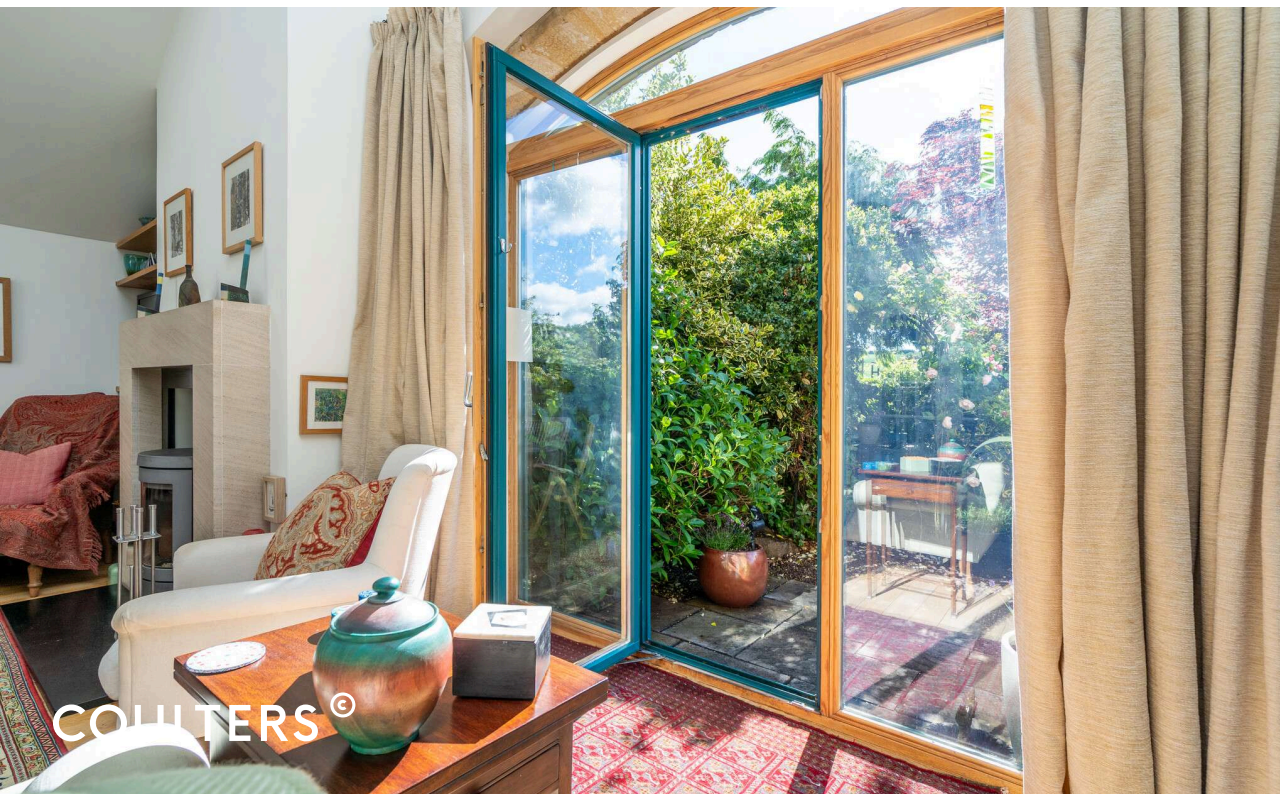
# 7 KIPPIELAW STEADING

DALKEITH, MIDLOTHIAN, EH22 2QJ

3 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of an exclusive converted farm steading, this unique home enjoys a peaceful countryside setting and seamlessly blends traditional character with contemporary comfort.

Beautifully presented throughout, the property offers spacious and versatile accommodation, complemented by charming period features and delightful outdoor space.

## KEY FEATURES



Unique home forming part of converted farm steading.



Three double bedrooms, one with ensuite.



Beautifully presented private rear garden.



Private allocated car parking space.



Nestled within beautiful open countryside.



Within close proximity to Dalkeith amenities and transport links.



EPC Rating - C



Council Tax Band - F



A welcoming entrance vestibule opens into a generous reception hall, setting the tone for the impressive accommodation beyond. At the heart of the home is a magnificent open plan sitting and dining room, where soaring ceilings create a wonderful sense of space and light. A striking feature fireplace provides a focal point, while doors open directly onto the private rear garden, creating an effortless connection between indoor and outdoor living.

The modern kitchen has been thoughtfully designed with an excellent range of storage units, generous worktop space and quality fittings. A charming pass-through opening overlooks the principal reception room, enhancing the open feel of the home while maintaining a practical layout.





## MORE INFORMATION

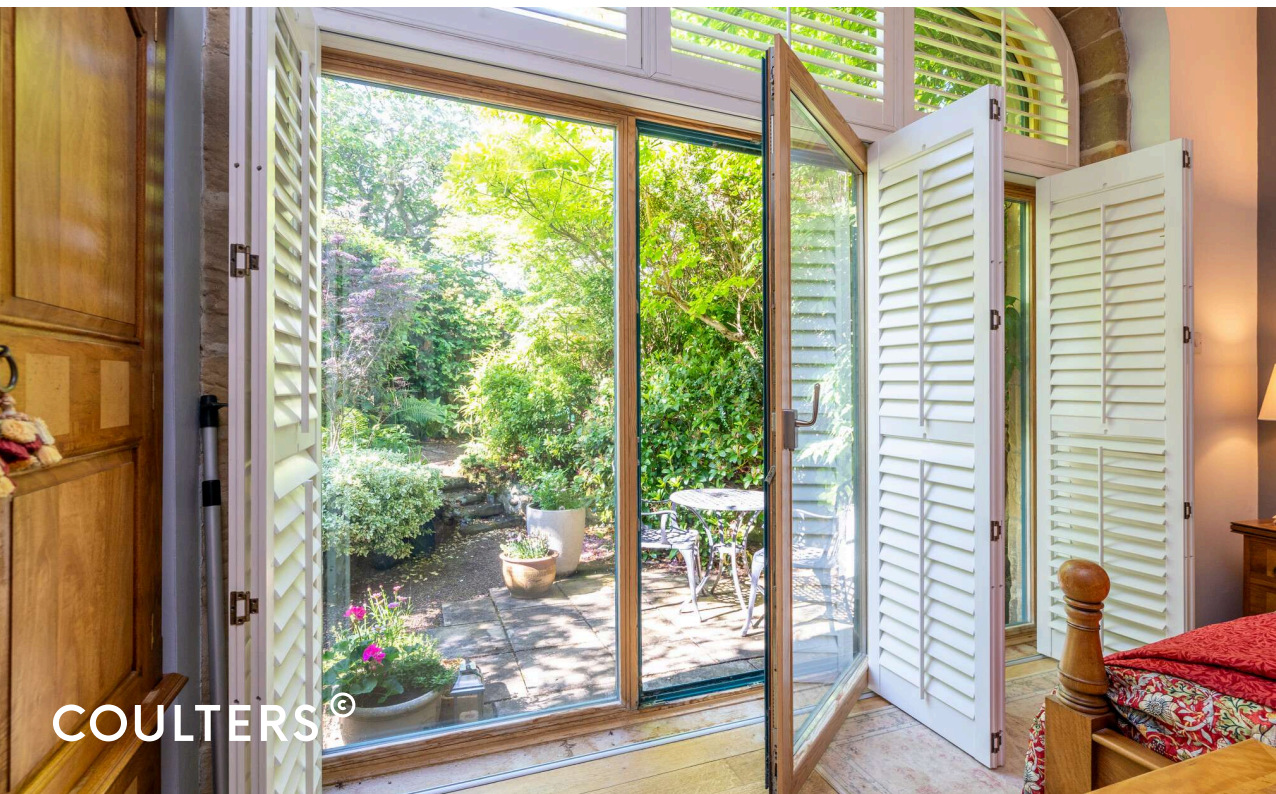
The property offers three well-proportioned double bedrooms, including a superb principal bedroom with floor-to-ceiling glazing and a stylish en-suite shower room.

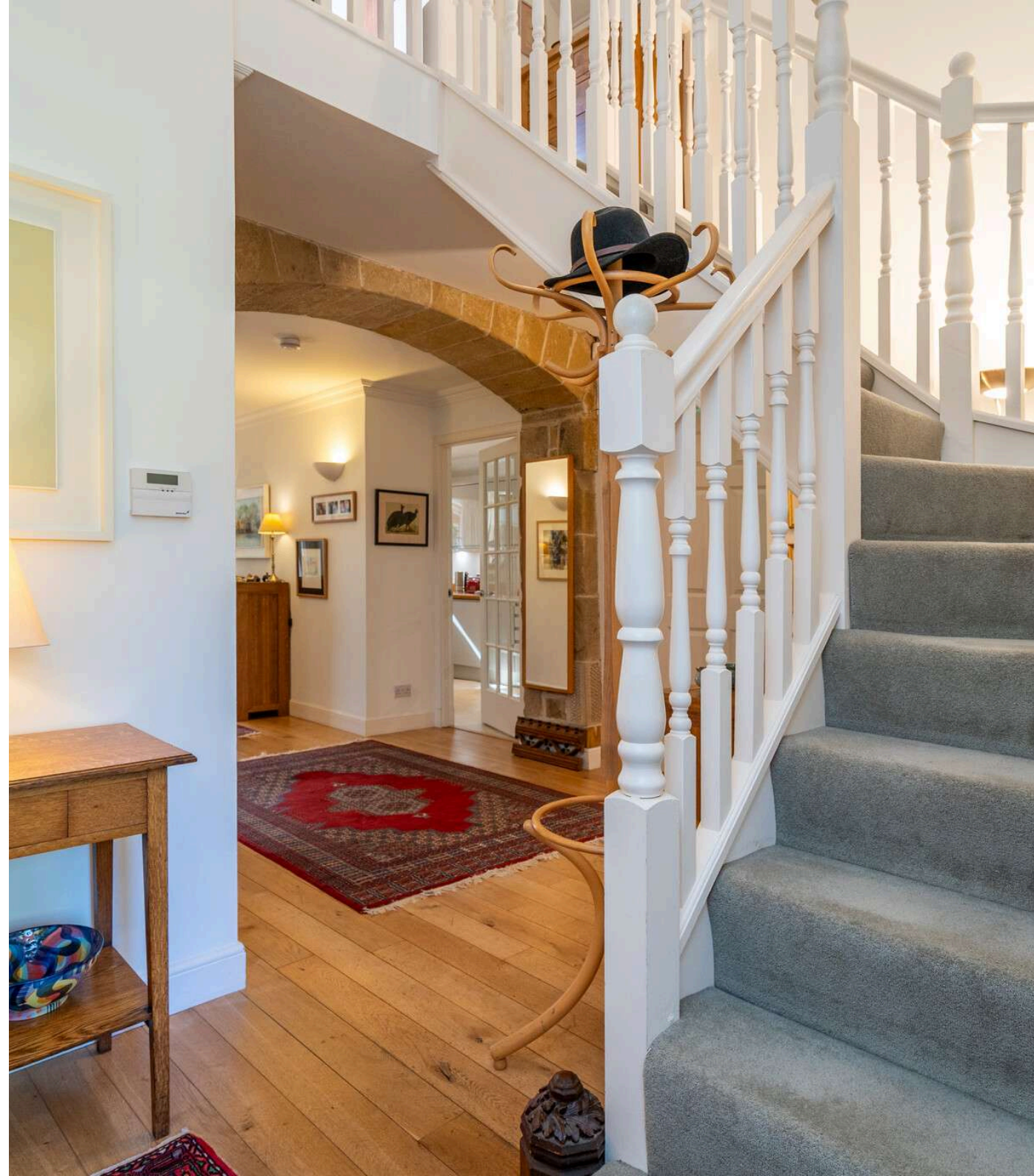
A contemporary family bathroom serves the remaining bedrooms, while a spacious mezzanine level provides exceptional flexibility and is currently arranged as a second sitting room and home office, offering the perfect space for relaxing, working or pursuing hobbies.

Surrounded by picturesque open countryside, the steading enjoys beautifully maintained communal grounds that enhance its tranquil setting.

The property itself benefits from a particularly attractive garden, thoughtfully landscaped with mature shrubs, colourful planting and a variety of seating areas, providing the perfect environment for outdoor entertaining or quiet enjoyment.

An allocated parking space completes this exceptional home, which offers a rare opportunity to enjoy country living within a distinctive and characterful development.







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## THE LOCAL AREA

Located just 7 miles from Edinburgh's city centre, Dalkeith offers the perfect balance of countryside charm and urban accessibility. This historic town in Midlothian is renowned for its beautiful period architecture, excellent local amenities, and the stunning Dalkeith Country Park—a 1,000-acre estate with scenic walks, a stylish café, and family-friendly attractions.

Dalkeith boasts a vibrant town centre with shops, supermarkets, schools, and healthcare facilities, making it ideal for families, professionals, and retirees alike.

Excellent transport links, including nearby rail stations such as Shawfair Station (1 mile) and Newcraighall (1.5 miles) and direct road access to the A720 City Bypass and A68, ensure seamless commuting to Edinburgh and beyond.

Whether you're looking for a peaceful residential setting or a strategic investment opportunity, Dalkeith combines historical character with modern living in one of Midlothian's most desirable locations.

## EXTRAS

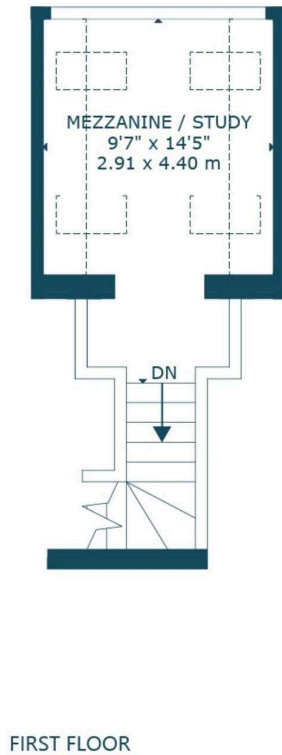
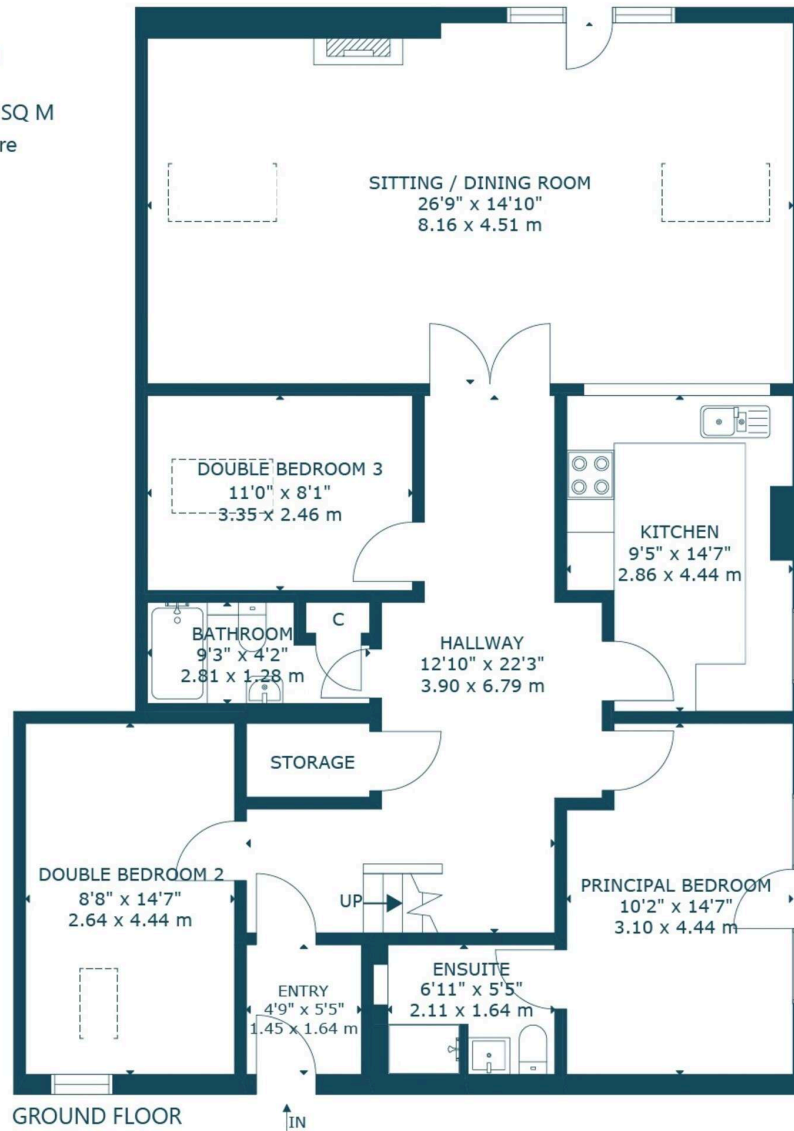
All light fittings, carpets, fitted flooring and integrated kitchen appliances are included in the sale. Items of furniture may be available by separate negotiation. The wall mounted cupboard on the mezzanine level is excluded from the sale.



7 KIPPIELAW STEADING, DALKEITH, MIDLOTHIAN, EH22 2QJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,394 SQ FT / 130 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.