



The Bruce Millerhill, Old Dalkeith Road
MILLERHILL | EH22 1RZ

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This beautiful show home, which was opened to the public in just September last year, is now available to buy. Included within the price are all carpets and flooring, light fittings, blinds and curtains. Spacious lounge to the front of the ground floor. A bright hallway with window leads you to an open plan kitchen dining area, complete with breakfast bar, utility and integrated appliances. There are also patio doors to the rear garden. A W.C and garage are accessible via the downstairs hallway. On the first floor are four generous bedrooms, with the main bedroom including the luxury of an en-suite shower room. There is a separate central family bathroom with shower cubicle.

Millerhill is a most popular Midlothian village located close to the green expanse of Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's bustling town centre. Further facilities are located in and around Dalkeith, including a

24 hour Tesco supermarket at Hardengreen, a Morrisons' store in the town centre and Dobbie's Garden Centre just off the A7. Schooling is well represented in the area and Queen Margaret University and Edinburgh College's Midlothian Campus are both easily reached from the property. The location is also convenient for anyone connected to the Royal Infirmary. A short drive allows access to the A1 and the City Bypass, with onward links to the central motorway networks. Shawfair Railway Station lies on the Borders Railway Link, for journeys into Edinburgh or south. Bus routes run through the village for travelling to other areas.

PRICE & VIEWING:

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

