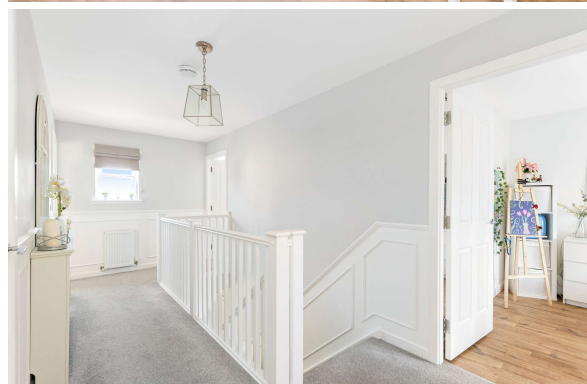
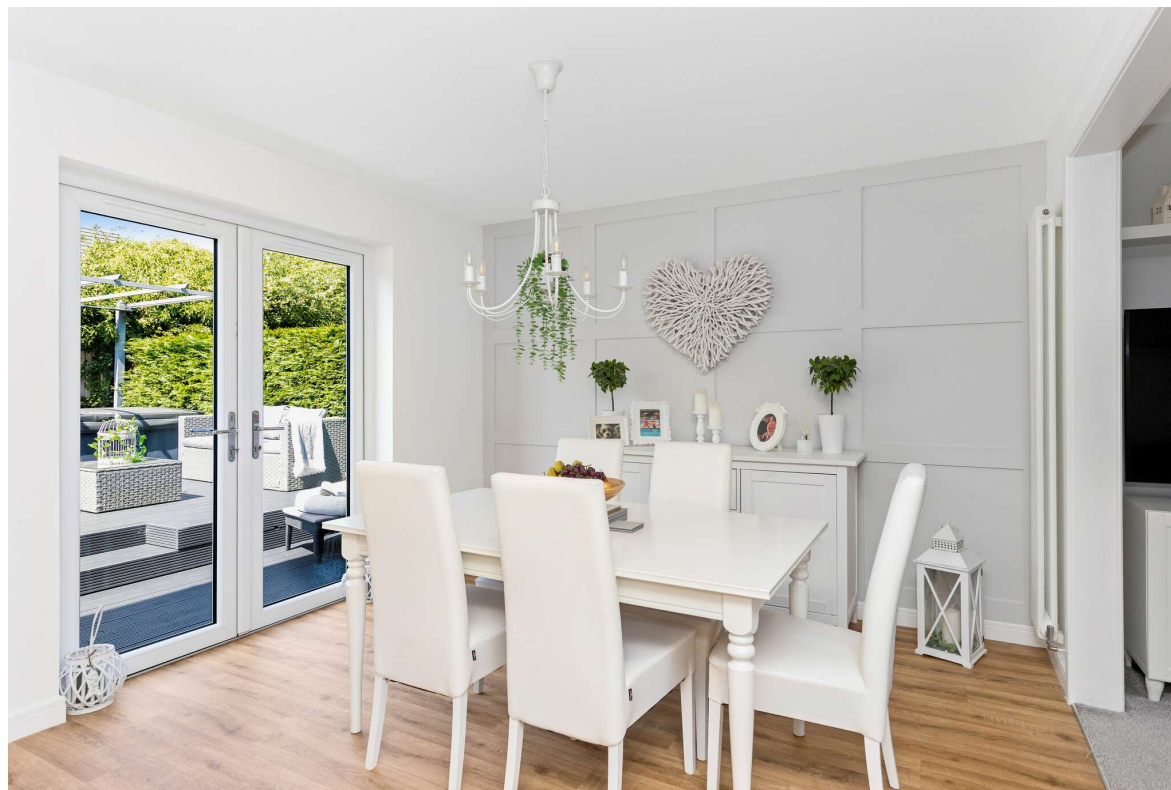




4 Cocklerow Court
MILLERHILL | DALKEITH | EH22 1FA


warners
solicitors & estate agents





4 Cocklerow Court

MILLERHILL | DALKEITH | EH22 1FA

Extremely attractive four-bedroom detached house, offering immaculately presented living space over two floors with enclosed rear garden, garage and driveway. This stunning 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 with attractive fireplace and storage, 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, dishwasher, and dining area. Also downstairs is the internal garage, a utility room with space for washing machine and tumble dryer, with access outside and a handy downstairs WC.

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





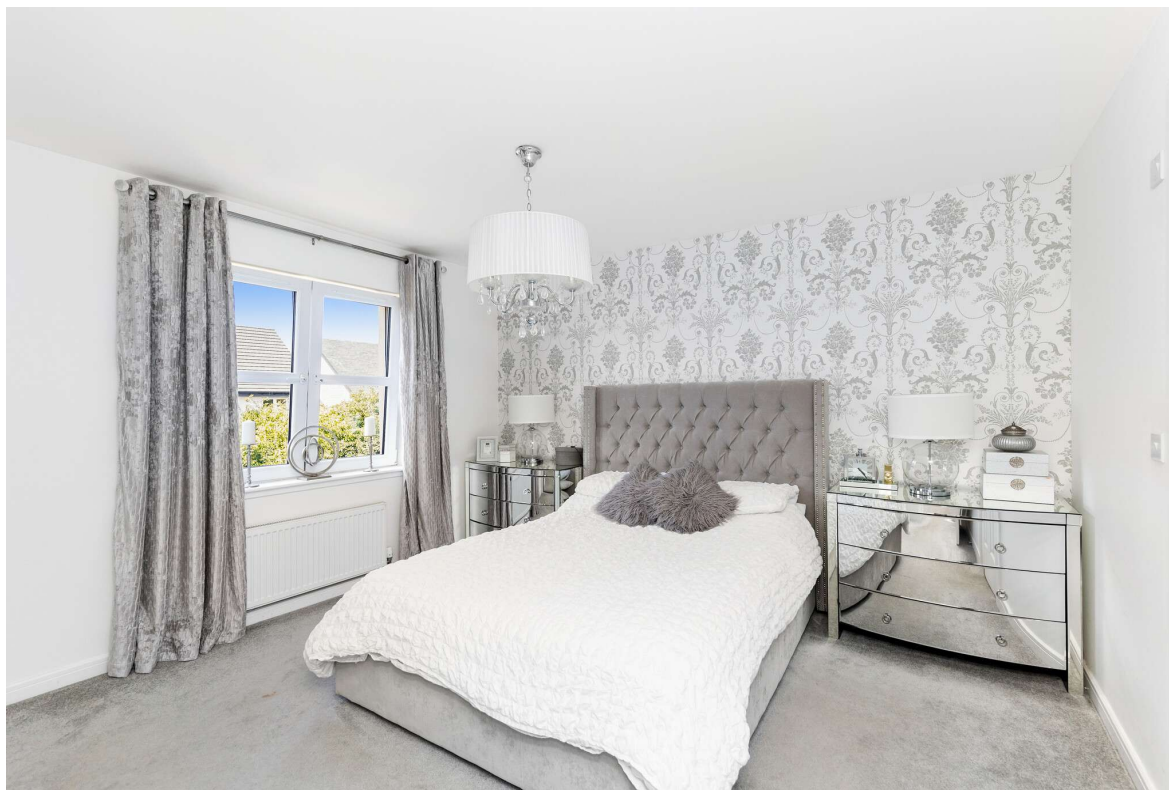
- Stunning four bedroom detached house
- Bright and spacious living room
- Four well-proportioned bedrooms, the master with an en-suite
- Fully fitted dining kitchen with patio doors into the rear garden
- Two stylish bathrooms
- Utility room
- Downstairs WC
- Gas central heating and Double glazing

- Lovely enclosed rear garden and further private front garden
- Front driveway and garage

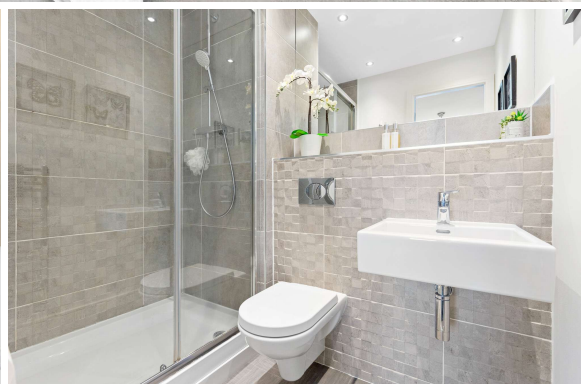
Included in the sale will be the integrated kitchen appliances, blinds, radiator covers and mirrors and living room cupboards.

Energy Rating B. Council Tax band F.

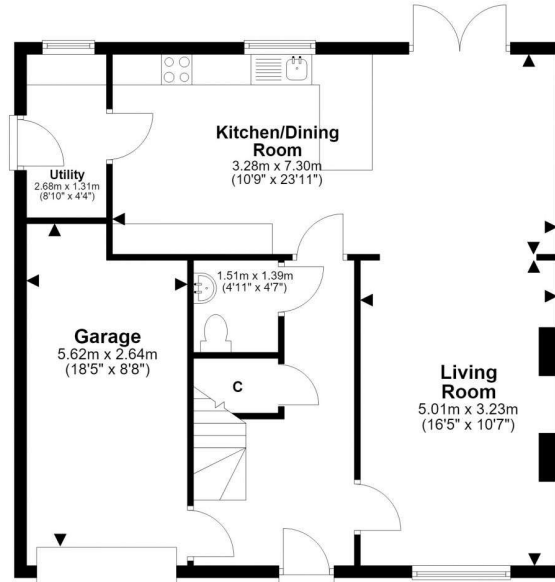
Factor fee of £100 per year approx.



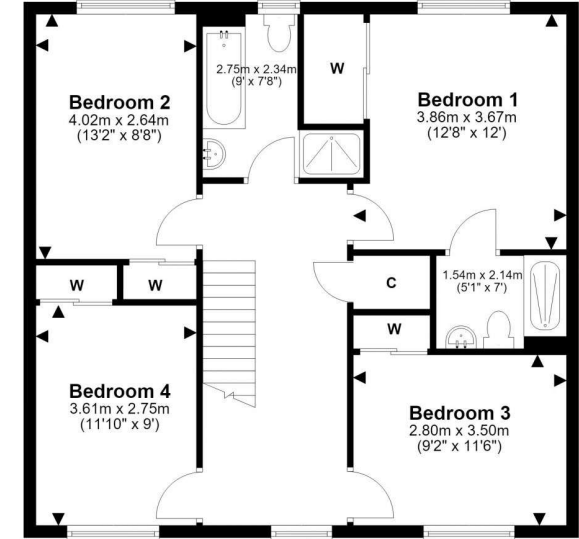
The property is located in the popular Midlothian village of Millerhill approximately six miles south of Edinburgh's City Centre. Facilities are available at neighbouring village of Danderhall which offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall 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



First 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.