



3 Witholm, Whitehill, Dalkeith, Midlothian, EH22 2QH

Well-presented four-bedroom detached family home with landscaped garden grounds, garage and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

3 Witholm is a well-presented and generously proportioned four-bedroom detached villa, forming part of a rarely available cul-de-sac development. Superbly situated in Whitehill on the outskirts of popular Dalkeith, the property enjoys scenic open countryside views, with excellent schools, amenities and public transport links offering a short commute to Edinburgh city centre and beyond.

The accommodation comprises a welcoming entrance hall with WC and under-stair storage cupboard, and a spacious sitting room with a dual-aspect outlook and sliding patio doors to the rear garden. The bright, modern kitchen/dining room is fitted with wall and base units and integrated appliances with stunning views over the neighbouring fields and countryside. Adjoining the kitchen is a practical utility room with direct access to the garage. Upstairs, the master bedroom enjoys an outlook towards the Forth estuary, together with an en-suite shower room and built-in wardrobes. There are three further good-sized bedrooms, two doubles with built-in wardrobes, and a family bathroom fitted with a four-piece suite.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / dining room with utility area. Four double bedrooms (one en-suite). Family bathroom. WC. Attic.

Gas-fired central heating with Hive control. Double glazing throughout. The property is set within well-maintained front, side and rear gardens; the enclosed rear garden is mainly laid to lawn with a patio area, mature borders, trees, a summer house and external shed. A double monoblock driveway leads to a single garage. There is an annual charge of £130 for the upkeep of the communal grounds.

LOCATION

Dalkeith is a popular Midlothian town within easy commuting distance of Edinburgh, surrounded by open countryside and well served by local amenities including a Tesco 24hr Superstore, Sainsbury's supermarket, banks, a post office, vet and a range of restaurants. Further facilities can be found nearby in Bonnyrigg and Musselburgh, at Fort Kinnaird Retail Park, and at the Asda





Hypermarket in Newcraighall. Straiton Retail Park is also within easy reach, offering a large Sainsbury's, a Marks & Spencer Foodhall, IKEA and a variety of high street stores and restaurants. Leisure options in the area include Kings Park, football and rugby clubs, and Dalkeith Country Park with its woodland walks, restaurant and shop, as well as several golf courses, including Newbattle, and further countryside walks. Regular public transport links serve the city centre and surrounding areas, while commuters have easy access to the A1, A68, A7 and City Bypass, linking to the M8 and M9 motorways, with a park-and-ride facility at Shawfair just a few minutes' drive away. Schooling is available locally at all levels.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains and clothes washing appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **C**

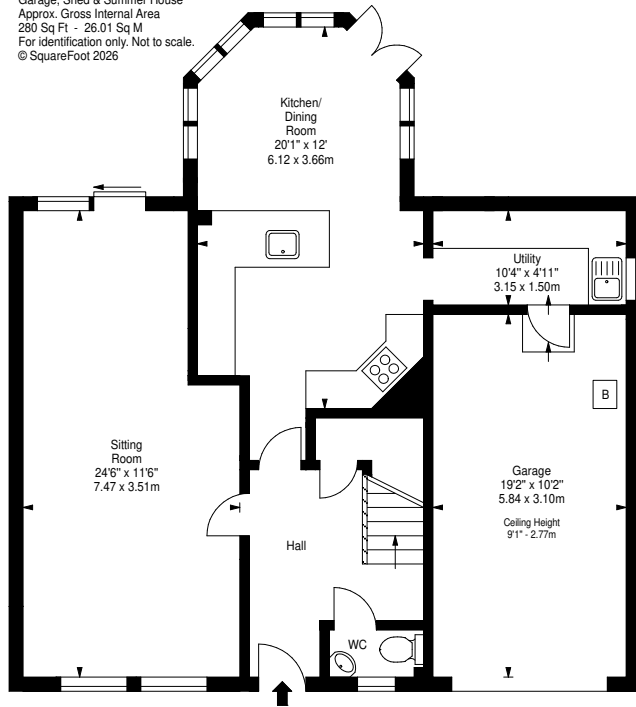
Tenure Freehold



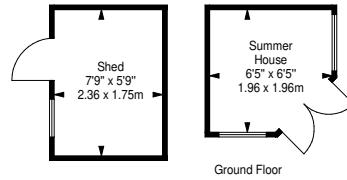
3 Witholm,
Whitehill,
Dalkeith,
Midlothian, EH22 2QH



Approx. Gross Internal Area
1466 Sq Ft - 136.38 Sq M
Garage, Shed & Summer House
Approx. Gross Internal Area
280 Sq Ft - 26.01 Sq M
For identification only. Not to scale.
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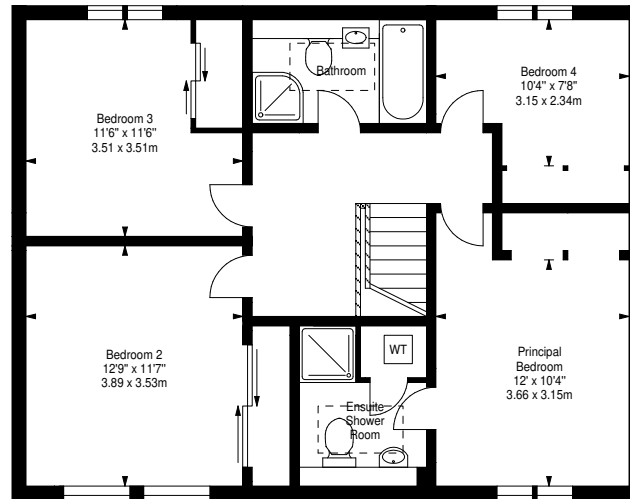


Ground Floor



Ground Floor

Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.