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Offers Over
£115,000

13 Whitehill Drive

Dalkeith | Midlothian | EH22 2LQ

Generously proportioned, this two-bedroom ground floor flat is located within a popular residential pocket of Dalkeith. Close to superb amenities and excellent transport links, the property is presented in move-in ready condition and will appeal to first-time buyers, young couples, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band – C
-  Council Tax Band - B



Description

The accommodation opens with a welcoming entrance hallway, benefitting from fantastic storage provisions including four in-built cupboards. The lounge is bright and airy, featuring twin windows and a pleasant rear-facing aspect. The kitchen/diner is well-appointed with a range of integrated and freestanding white goods, with the boiler having been replaced in early 2025. It is complemented by partial panelling in splash areas and mood-setting under-unit lighting, offering a practical and comfortable space for dining. There are two well-proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect and includes a freestanding wardrobe which will remain. The second bedroom is positioned to the rear. Both rooms provide ample space for freestanding furniture and flexible layouts. The bathroom is fitted with both a separate bath and shower cubicle, along with partial panelling and a heated towel rail.



Further benefits include gas central heating and double glazing throughout.

Gardens & Parking

Externally, the property benefits from a well-kept shared rear garden, used by a small number of residents, featuring a patio area, drying green, and a large lawn. For the car owner, unrestricted parking can be found on-street to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and microwave, freestanding fridge-freezer, washing machine, dishwasher, and wardrobe in bedroom 1, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

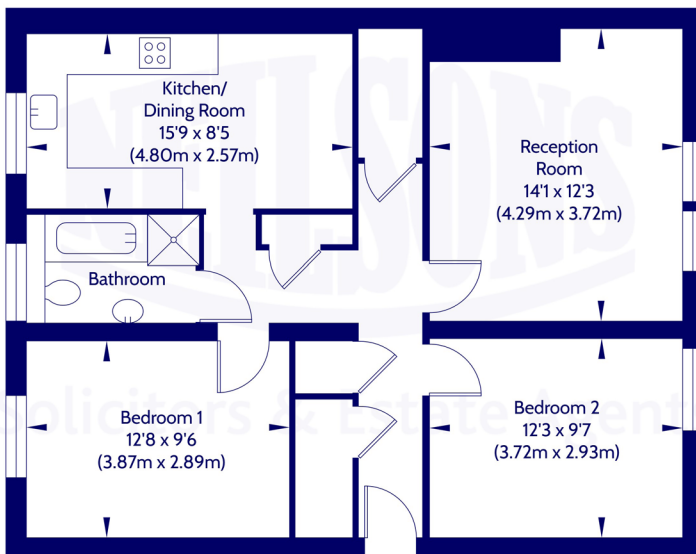
Whitehill Drive enjoys a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops. There are an array of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre with a train station at nearby Eskbank with connections to the borders and Edinburgh City Centre. Reputable schooling is within close proximity including the nearby St David's Primary School with Dalkeith Campus and Newbattle High School easily accessible.





Approx. Gross Internal Floor Area 71 Sq M / 762 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

