



55 Baronet Park
NEWTON VILLAGE | DALKEITH | EH22 1GE


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solicitors & estate agents



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This immaculately presented semi-detached house. Boasting private front and rear gardens, two ample allocated parking spaces, solar panels, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway with a useful W/C, a bright open plan lounge/kitchen with a contemporary kitchen section with attractive units, generous dining space and a large living space with French doors leading to the rear garden. Following up a carpeted staircase the upper level enjoys a twin windowed master bedroom with built-in mirrored wardrobes and an elegant en-suite with a waterfall shower, two further well-proportioned double bedrooms and the home is completed by a stylish family bathroom with shower over bath. Externally the fully enclosed rear garden, secluded rear garden offers a high degree of privacy and is mainly laid to lawn with a paved section ideal for al fresco dining and a charming full powered summerhouse.

- Stylish semi-detached home in quiet cul-de-sac
- Close to Fort Kinnaird and Shawfair railway station
- Allocated parking and front and rear gardens
- Large open plan living/dining/kitchen
- Three well-proportioned double bedrooms
- Two bathrooms with heated towel rails and a W/C
- Fully powered Summerhouse

Council Tax Band: E Energy Rating: B

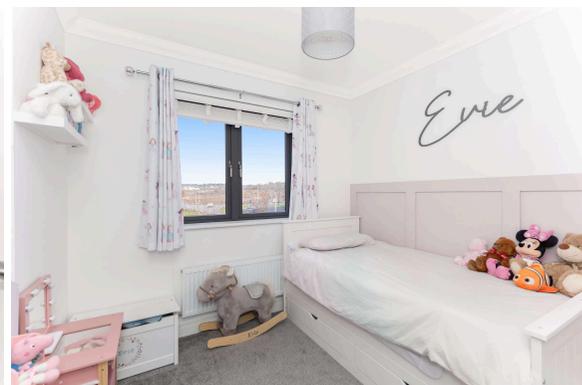
Factoring fees of approximately £116 per annum payable to SG Property Management

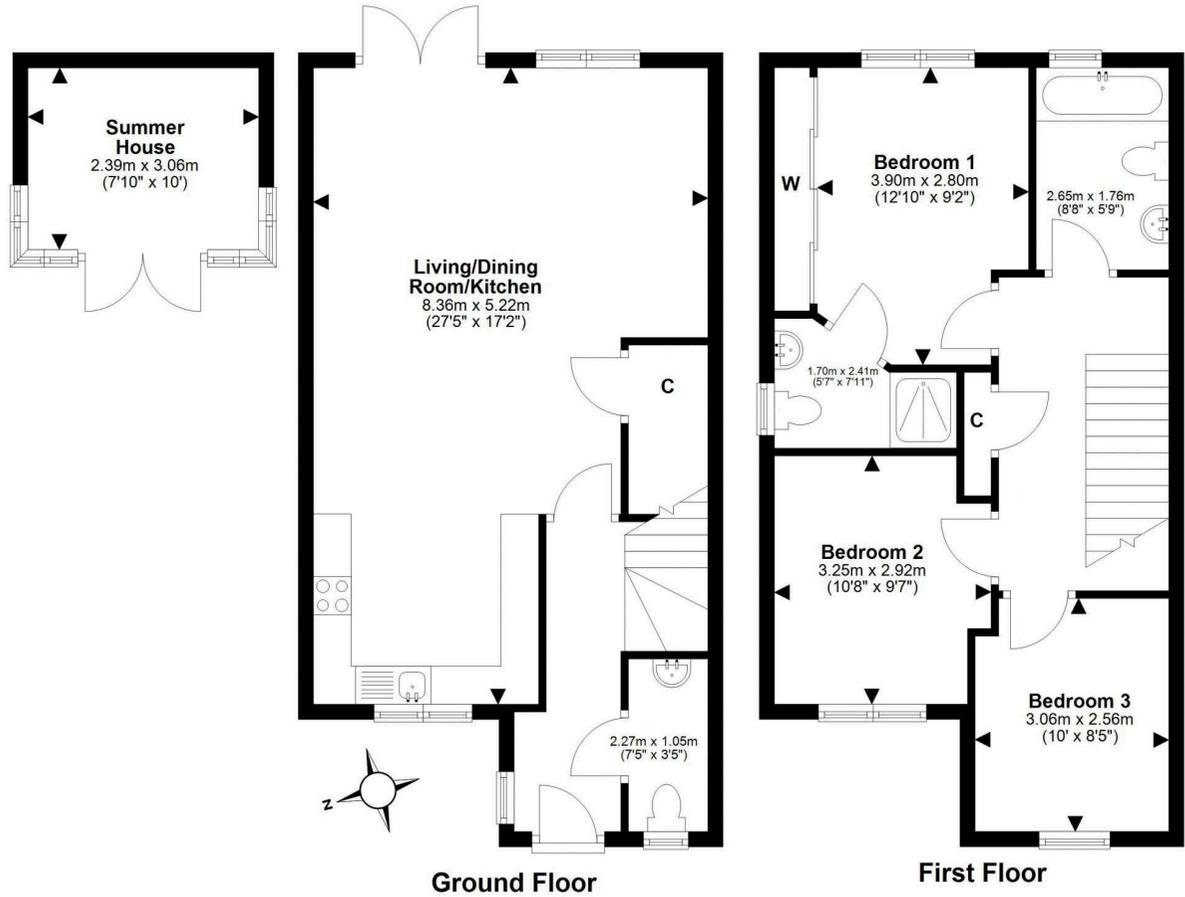
All blinds, fridge/freezer, oven, washing machine and dishwasher are included in the sale. Alongside with a security alarm system installed throughout the property and the TV unit/storage cupboard in the living room will also be included in the sale.

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



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. The wider Shawfair development is creating exquisite places to live in a tranquil, yet well-connected location. 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.





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.