



# Midway Lodge 13 Parkside Place

Dalkeith, Midlothian, EH22 3BB



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## Beautifully presented lower villa on the edge of King's Park, Dalkeith

- Sitting room
- Kitchen
- 2 double bedrooms
- Bedroom 3/study
- Bathroom with 3-piece suite
- Spacious rear garden
- Direct access to Kings Park
- Stylish modern interior
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over:

**£285,000**



Further information can be found in the home report.

## 🏠 About the Property

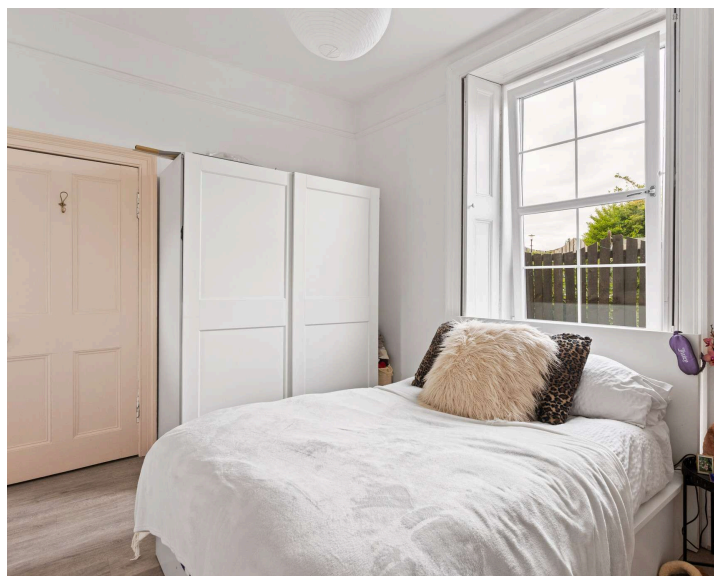
Forming part of a charming 1850s home on the edge of Kings Park in Dalkeith, this beautifully presented three bedroom lower villa combines period character with a modern, stylish interior.

The property offers bright and spacious accommodation throughout, featuring an elegant sitting room, contemporary kitchen and well proportioned bedrooms. Finished to a high standard, the home benefits from tasteful décor, quality fittings, excellent storage, gas central heating, double glazing and a private, well maintained garden.

Ideally positioned close to local amenities and transport links, this unique property will appeal to a variety of buyers seeking character and convenience.

## + Extras

To include all fitted flooring, carpets, curtains, curtain poles & blinds in addition to the integrated white goods within the kitchen - oven, hob, fridge, freezer, washing machine and dishwasher.





## 📍 Location

Nestled in the beautiful Midlothian countryside, the historic town of Dalkeith is just eight miles outside of Edinburgh.

Set between the northern and southern forks of the River Esk, the area offers fantastic transport links and local amenities in the town centre, where you will find independent shops and high-street retailers. There are several large supermarkets nearby.

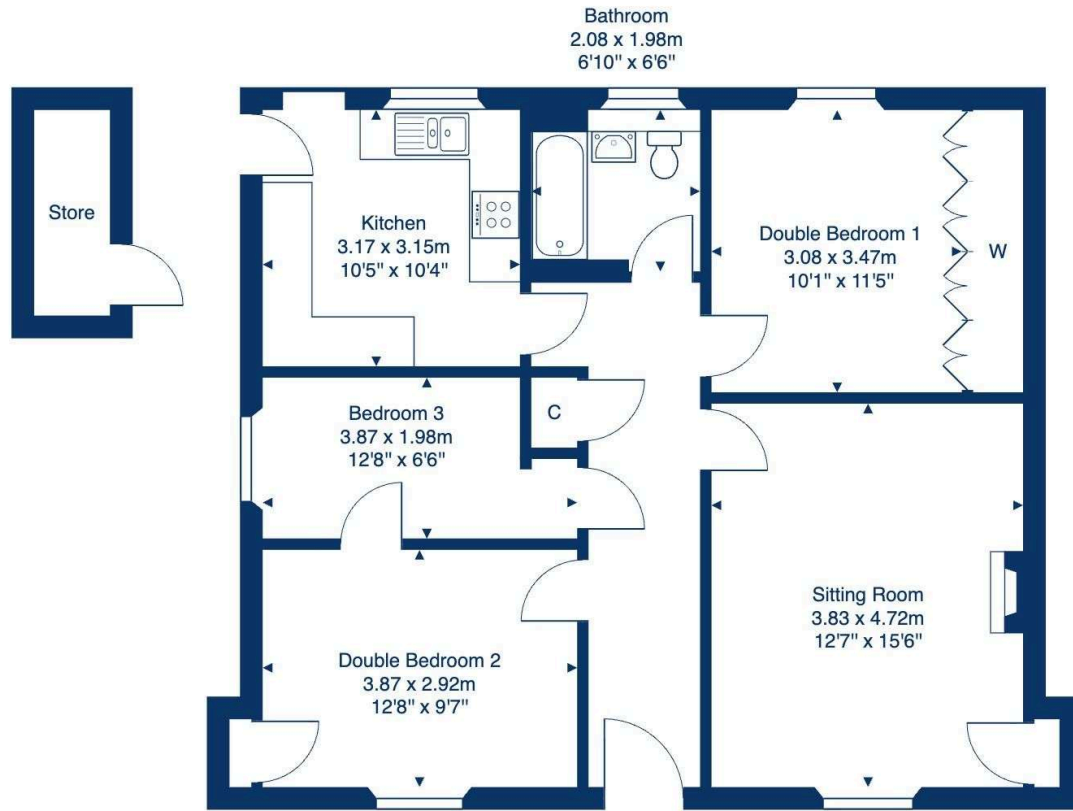
Outdoor pursuits include riverside walks, golf at one of the many prestigious courses nearby, and a day out at Dalkeith Country Park with activities for all ages and interests, including Fort Douglas. Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.





# Floor Plan

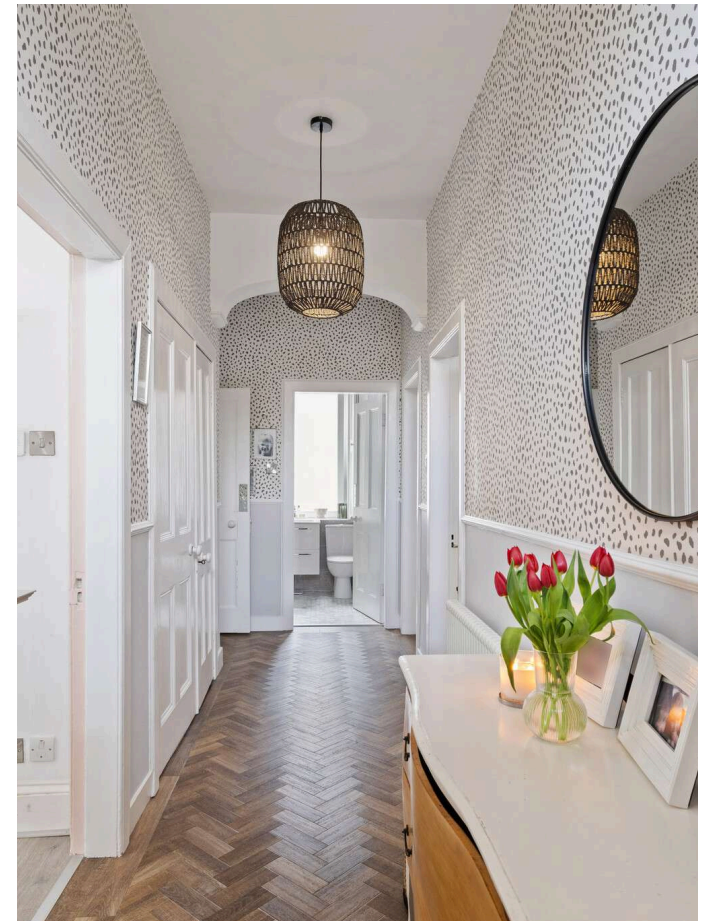
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Ground Floor

Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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