



The Stables
HILLTOWN | DALKEITH | EH22 1SG


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a superb detached converted stables with four bedrooms, a sunny conservatory and extensive grounds with gated access, enjoying an open countryside view, close to the Edinburgh bypass and the popular Dalkeith area.

This unique property offers bright, spacious and versatile accommodation over two levels in excellent order throughout. The sunny conservatory and kitchen are spacious rooms and the living room is particularly appealing with exposed beams, a wood burning stove and direct garden access. The main bedroom enjoys an exceptional open, countryside view across the hills and the ground floor bathroom and first floor wet floor shower room are both stylishly appointed. It further benefits from a newly fitted Worcester boiler, double glazing and an excellent level of storage throughout. Externally the large and very private garden has been well-maintained and provides gated access for off-road parking with patio and lawn areas. Early viewing of this exceptional home is highly recommended.

- Entrance hall with hardwood flooring and excellent storage
- Beautiful living room with wood burning stove and French doors to garden
- Well-appointed kitchen with dining area
- Spacious conservatory
- Modern fitted bathroom with wall to floor tiling and Jacuzzi bath
- Main bedroom with fantastic open view of the hills
- Three further double bedrooms
- Contemporary shower room with wet floor
- Attic storage
- Gas central heating (Worcester boiler fitted January 2021)
- Double glazing
- Fully enclosed and exceptionally large, very private garden
- with gated access, driveway, lawn and patio area
- Additional off-road parking

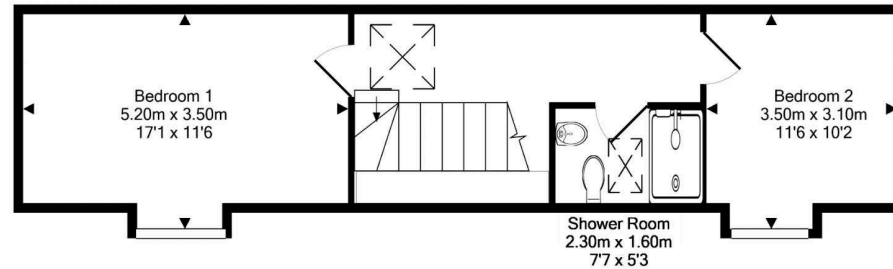
All fitted floorcoverings, fittings and fixtures are included in the sale, to be confirmed. EPC rating F.

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

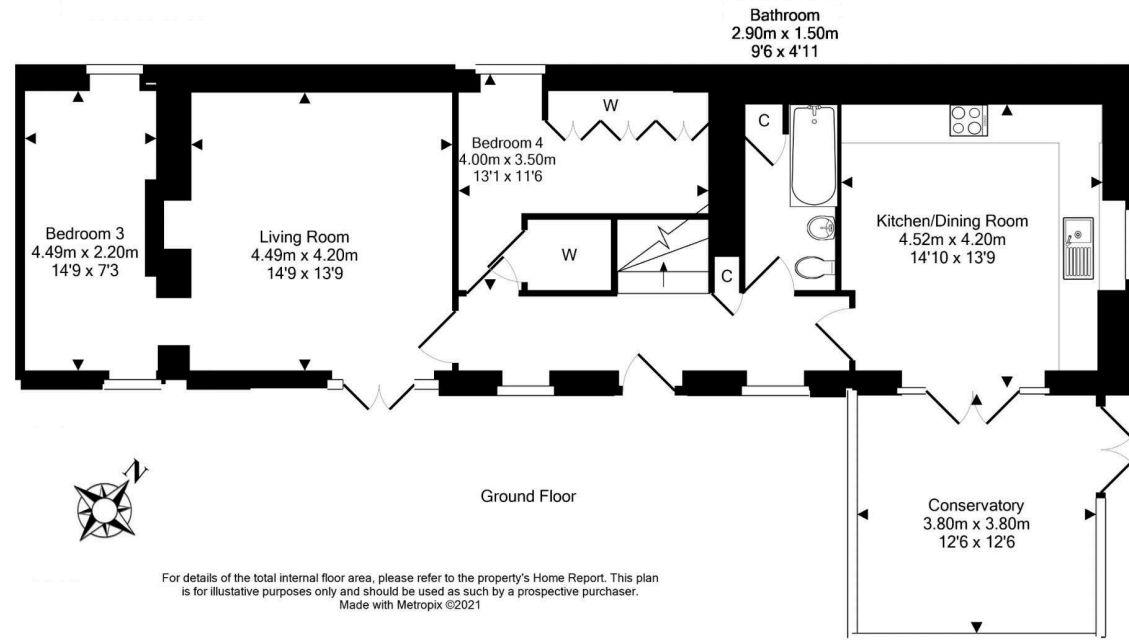


The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store at Hardengreen, whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. This lovely property is in catchment for the highly regarded Kings Park Primary school and has a school bus transport service for Stewart Melville, Edinburgh. Dalkeith High School has also made it into the top third of the table of all state secondary schools in Scotland, the only Midlothian school to do so. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank, just a 5 minute walk away





1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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