



13 Newbattle Road, Dalkeith, EH22 3DA
OFFERS OVER £475,000



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A beautifully presented four-bedroom stonebuilt property with exceptional living areas, and an immaculate enclosed rear garden in a sought-after street, minutes from Dalkeith's King's Park and Newbattle Golf Club. Approached via a shared driveway, the front door of this semi-detached double-upper home opens into a welcoming entrance with carpeted stairs leading to all accommodation. Arriving on the first floor, on your left lies the elegant living room boasting classical proportions and fine period details including an expansive bay window, handsome wooden flooring, a partial shelved press, and a focal original open cast iron fireplace with tiled insert.

Diagonally opposite is a further magnificent family living and reception space in the form of the spectacular private dining kitchen. Finished to an impeccable standard, and overlooking greenery via twin sash and case windows it is flooded with natural light. Bespoke wall and floor cabinetry in a soft white and blue complement white marble worktops and blue metro tiling splashback. High-spec integrated appliances include an eye-level double oven, hob, and fridge/freezer. With the addition of a statement kitchen island providing options for informal dining, and a generous layout allowing for more formal gatherings and entertaining, this a truly impressive room.



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Lying opposite the dining kitchen is the principal double bedroom, with a stylish interior of soft grey carpeting, high ceilings, and exquisite cornicing. Peacefully situated it enjoys a delightful leafy aspect and thanks to its footprint, has a wholly light and airy feel. Further adding to its appeal is a walk-in dressing room.



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This floor is also home to what can only be described as a magazine-worthy family bathroom. Design-led, it is the epitome of contemporary luxury with a freestanding bath, Jack and Jill circular washbasins built into vanity, WC, and a walk-in rainfall shower enclosure all set against quality porcelain wall and floor tiles. A traditionally styled WC/utility room with wood panelling completes the accommodation on the first floor.



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Moving up towards the second floor and here you find three wonderfully bright and sizeable double bedrooms, each benefitting from a tasteful décor, and two from a rear garden outlook.



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These bedrooms share a modern walk-in shower room with an LED mirror, washbasin built into vanity, and a hidden cistern all set against a backdrop of attractive tiling.



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Stepping outside, the delightful enclosed rear garden is a fantastic outdoor retreat for friends, pets, and family complete with an extensive lawn, vegetable patches, established borders, a large garden shed, and an enviable summer house.



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Lying approximately eight miles south-east of Edinburgh's City Centre, Dalkeith is a popular Midlothian town. Near to the City Bypass it enjoys access to an array of recreational amenities including Dalkeith Country Park; King's Park; King's Acre, Newbattle, and Liberton Golf Clubs; and Midlothian Snowsports Centre. Dalkeith Leisure Centre has a fitness suite, swimming pool, and sports halls and the David Lloyd Health Club Shawfair with spa, gym, and pools, is due to open in August 2023. The area is well-served by local retail amenities and supermarkets including an Aldi and Tesco, along with a foodhall in Dobbies Garden Centre. Straiton Retail Park and Fort Kinnaird Retail Park which has casual dining options such as Five Guys, an ODEON Cinema, and high street stores including a Marks and Spencer are both a short drive. It is an ideal location for Edinburgh Royal Infirmary and Queen Margaret University. There is well-regarded local primary and secondary schooling. Regular bus services take you to the surrounding areas and into Edinburgh, with the A7 giving swift access to the City Bypass. Eskbank station on the Tweedbank (Borders) line is a two minute drive away (10 minute walk). Shawfair Railway Station on the Borders railway line is a ten-minute drive. Edinburgh College, Eskbank campus is a 10 minute walk and train goes to Milton Road campus.



13 NEWBATTLE ROAD, DALKEITH, EH22 3DA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA: 2,102 SQ FT / 195 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Video Tour



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