

SIMPSON & MARWICK



Unit 1, Newmills Road, Dalkeith, Midlothian, EH22 1ET

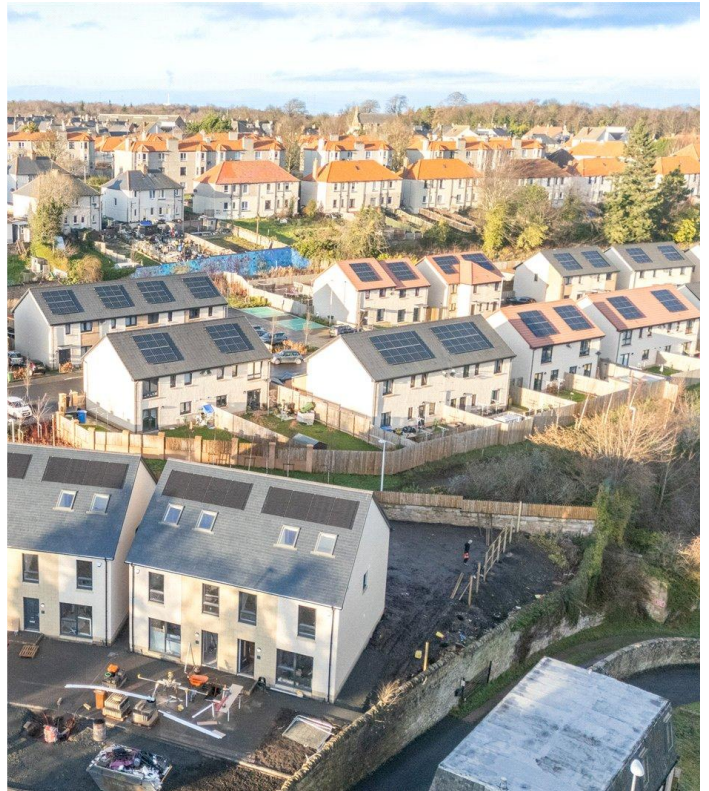


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Exclusive three bedroom semi-detached new build home in a private Dalkeith development



- Exclusive four home development
- High quality new build finish
- Three bedroom semi-detached
- Bright spacious lounge
- Contemporary kitchen diner
- Principal suite with en-suite
- Gas central heating
- Full double glazing
- Private garden grounds
- Private parking

Forming part of an exclusive and thoughtfully designed development on Newmills Road, this striking collection of just four semi-detached homes offers a rare opportunity to acquire a high-quality new build property within a desirable Midlothian setting.

Each home has been finished to a high standard throughout, with a strong emphasis on contemporary design, space and specification, creating modern family living with long term appeal.

The ground floor accommodation opens with a welcoming entrance hallway leading through to a bright and spacious lounge, enhanced by excellent natural light and the benefit of a useful under stair storage cupboard. To the rear, the stylish kitchen and dining area forms the heart of the home, fitted with a range of integrated appliances and offering ample space for everyday dining and entertaining. Double patio doors provide direct access to the private rear garden, seamlessly connecting indoor and outdoor living. A two-piece WC and a convenient utility cupboard, accessed from the internal hallway, complete the ground floor layout.

On the first floor, the landing leads to two generous double bedrooms, both well-proportioned and ideal for family living, guests or home working. A contemporary family bathroom, fitted with a three-piece suite, serves this level.

The second floor is dedicated to an impressive principal bedroom, providing a peaceful retreat with the added luxury of a dressing area. This level is further enhanced by a three-piece en-suite shower room, offering both comfort and privacy.

The properties benefit from gas central heating and full double glazing throughout and, externally, each home enjoys private garden grounds along with private parking, completing a well-balanced and practical new build offering ideally suited to modern lifestyles.

Please note that some photographs have been digitally altered for illustrative purposes only, to include the existence of furniture.

Location

Dalkeith is a popular and well-connected Midlothian town offering an excellent range of local amenities including shops, cafés, schools and leisure facilities. The area benefits from attractive green spaces and nearby countryside, while providing straightforward access to Edinburgh City Centre via road and public transport links. The development's position on Newmills Road combines a sense of privacy with everyday convenience, making it an appealing choice for a wide range of buyers.

Fixtures and Fittings

All integrated appliances within the kitchen are included within the sale price. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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Newmills Development Dalkeith, Midlothian, EH22 1ET

Approx. Gross Internal Area:
1399.31 Sq Ft (130 Sq M)

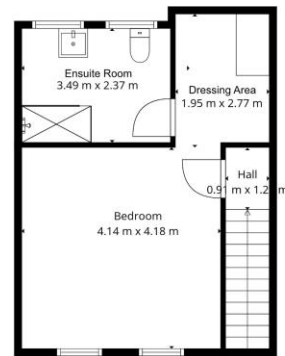
For Identification purpose only. Not to scale.



Ground Floor



1st Floor



2nd Floor

Simpson and Marwick

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