



Solicitors & Estate Agents



Offers Over

£400,000

The Elms, 12 Harelaw

Millerhill | Midlothian | EH22 1SB

An excellent opportunity has arisen to purchase this attractive, generously proportioned detached bungalow situated on a fantastic generous sized plot with private gardens, off-street parking and double garage. The property offers ideal family sized accommodation and is pleasantly situated within a quiet setting close to amenities and transport links. Offering excellent extension potential (subject to the relevant permissions).

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Private gardens
-  Double garage
Driveway
-  EPC Rating – C
-  Council Tax Band – E



Description

Enjoying a peaceful location the property in brief comprises; entrance vestibule with storage leading to the welcoming entrance hallway with built-in storage cupboard, bright and spacious reception room with patio doors to the light and airy conservatory which in turn provides access to the gardens, stylish fitted kitchen open plan to well proportioned dining area with patio doors providing direct access to the rear, useful utility room with door to side, fantastic sized principal bedroom with modern en-suite shower room, two further well proportioned bedrooms and stylish family bathroom with bath and separate shower enclosure.



Extras

All fitted floor coverings and blinds will be included in the sale together with the range cooker, fridge/freezer, dishwasher, washing machine and tumble dryer.

Gardens, Driveway & Double Garage

A real feature of this property is the fantastic generous sized plot. The property is situated on beautifully maintained private gardens to the front, side and rear offering secluded pleasant seating areas. There is a large drive in with double gates to the front providing off-street parking for several vehicles and integrated double garage.

Viewing

Please contact Neilsons on 0131 625 2222.





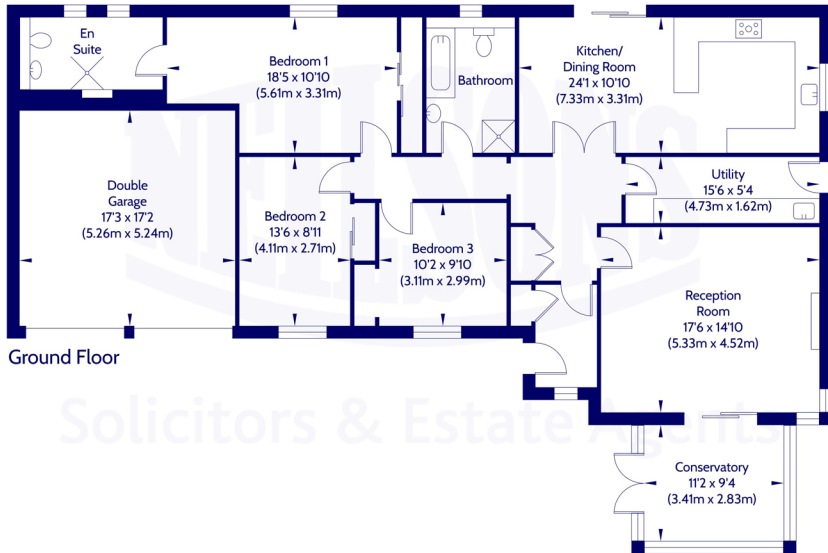
Location

The property is quietly situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling and David Lloyd Leisure Centre. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the city of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. For those seeking alternative transport methods, Shawfair Railway Station, which sits on the Borders line, is only a short walking distance from the property providing quick and regular access to Edinburgh Waverle. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. The property is also within easy reach of the Edinburgh Royal Infirmary providing an ideal base for hospital staff.





Approx. Gross Internal Floor Area 143 Sq M / 1543 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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