



Solicitors & Estate Agents



Offers Over

£310,000

18 Thornyhall

Dalkeith | Midlothian | EH22 2ND

A fantastic opportunity has arisen to purchase this impressive, beautifully presented linked-detached villa with private gardens, driveway and garage quietly situated within an exclusive modern development in the popular Midlothian town of Dalkeith close to many local amenities and commuting links.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F

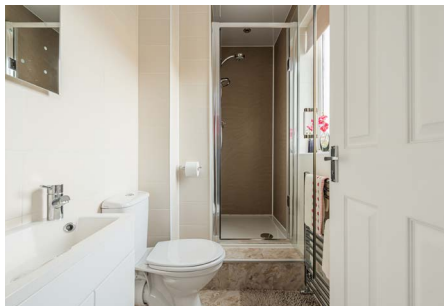


Description

Presented to the market in excellent walk-in condition, this impressive property has been upgraded and meticulously maintained to a particularly high standard throughout. Offering stylish, well-proportioned accommodation and an excellent blend of contemporary living and practicality, this superb home is ideally suited to professionals and growing families alike.

The ground floor accommodation comprises a welcoming entrance hallway with useful storage, a bright and airy reception room featuring French doors opening into the dining area, and a stylish modern kitchen/dining room fitted with a peninsula and integrated appliances. A useful utility room provides additional convenience, with both the kitchen and utility room offering direct access to the rear garden.

The upper floor comprises a spacious landing with a storage cupboard, a generously proportioned principal bedroom featuring fitted wardrobes and a contemporary en-suite shower room, two further well-sized bedrooms with fitted wardrobes and cupboards, and a modern family bathroom fitted with a three-piece suite. Further benefits include gas central heating and double glazing, completing this attractive and well-appointed home.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222).





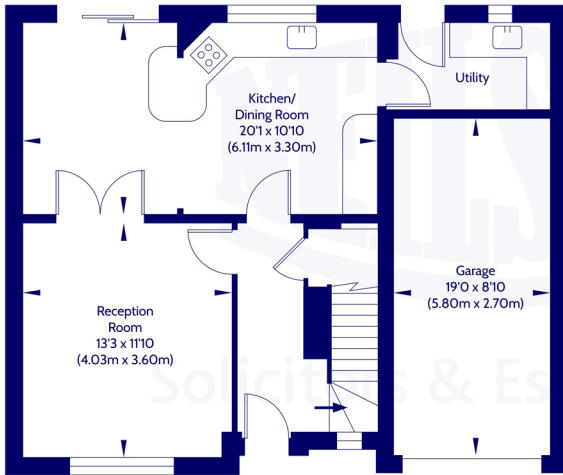
Location

Thornyhall forms part of a sought-after modern development within the popular Midlothian town of Dalkeith. It is well positioned for access to the many local amenities on hand serving every day needs and is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level within easy reach.

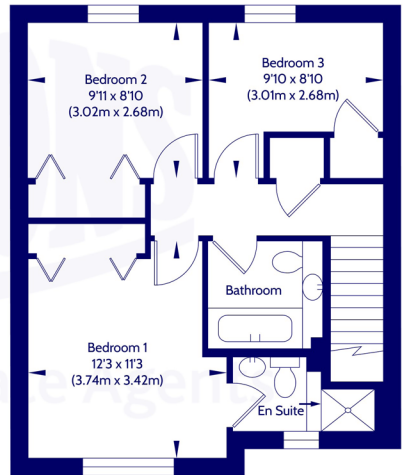




Approx. Gross Internal Floor Area 96 Sq M / 1029 Sq Ft.



Ground Floor



1st Floor

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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