



4 Forth View Place, Dalkeith, EH22 2QS

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Stunning, immaculately presented five-bedroom detached property available now, McDougall McQueen are delighted to present to the market this lovely bright and wonderfully spacious executive four-bedroom detached house, oozing opulence and style, having been upgraded and improved throughout, set in a sought-after modern development in the vibrant Midlothian town of Dalkeith. Although on the outskirts of Dalkeith the property is well placed to take advantage of all the transport links, local shopping, and schooling Dalkeith has on offer. This gorgeous property is enhanced with gas central heating, double glazing, a Monoblock driveway for off-street parking, integral double garage, and private garden grounds that provide the ideal space for outside entertaining and relaxation.

- Much sought after modern residential location
- Superb family home with spacious flexible accommodation
- Stunning upgraded finish throughout with quality fixtures, fittings, floor coverings, and tiling
- Welcoming vestibule
- Hallway with glass shelved display unit and store cupboard
- Ground floor WC, sink with vanity unit and designer radiator
- Spacious sitting room with bay style window to the front, electric fire with feature marble fire surround and a handy store cupboard
- New superbly fitted stunning kitchen with a range of wall and base units, Corian work surfaces with drainer and inset sink, breakfast bar with storage, induction hob, separate two ring gas hob, glass splashback, extractor, double oven, integrated fridge freezer, additional integrated fridge, and separate freezer
- Utility room with a range of units and sink with undercounter dishwasher and washing machine
- Family room area with French doors to the rear
- Dining room with rear facing bay window







- Main bedroom with front facing window and large built-in mirrored wardrobes
- Gorgeous ensuite with shower base and drying area, overhead raindrop shower, wc with wash attachment, sink, vanity unit, and wall mirror with light
- Guest bedroom two with front facing window and built-in mirrored wardrobes
- Guest ensuite with electric shower, wc with wash attachment, sink, vanity unit and wall mirror with light
- Three further bedrooms with built in storage
- Stunning family shower with double shower base, overhead raindrop shower and attachment, wc with wash attachment, large sink with vanity unit, and wall mirror with light
- Gas central heating and double glazing
- Integral double garage with light, power, and EV charger
- Superb private garden grounds ideal for outside entertaining





Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

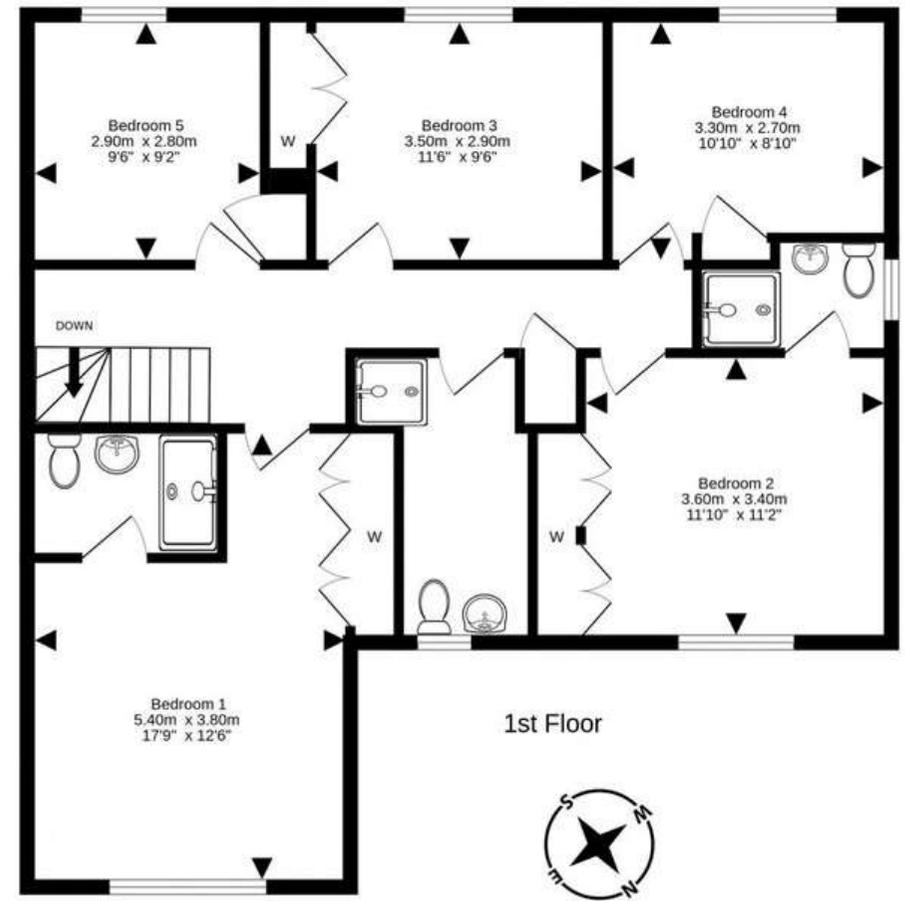
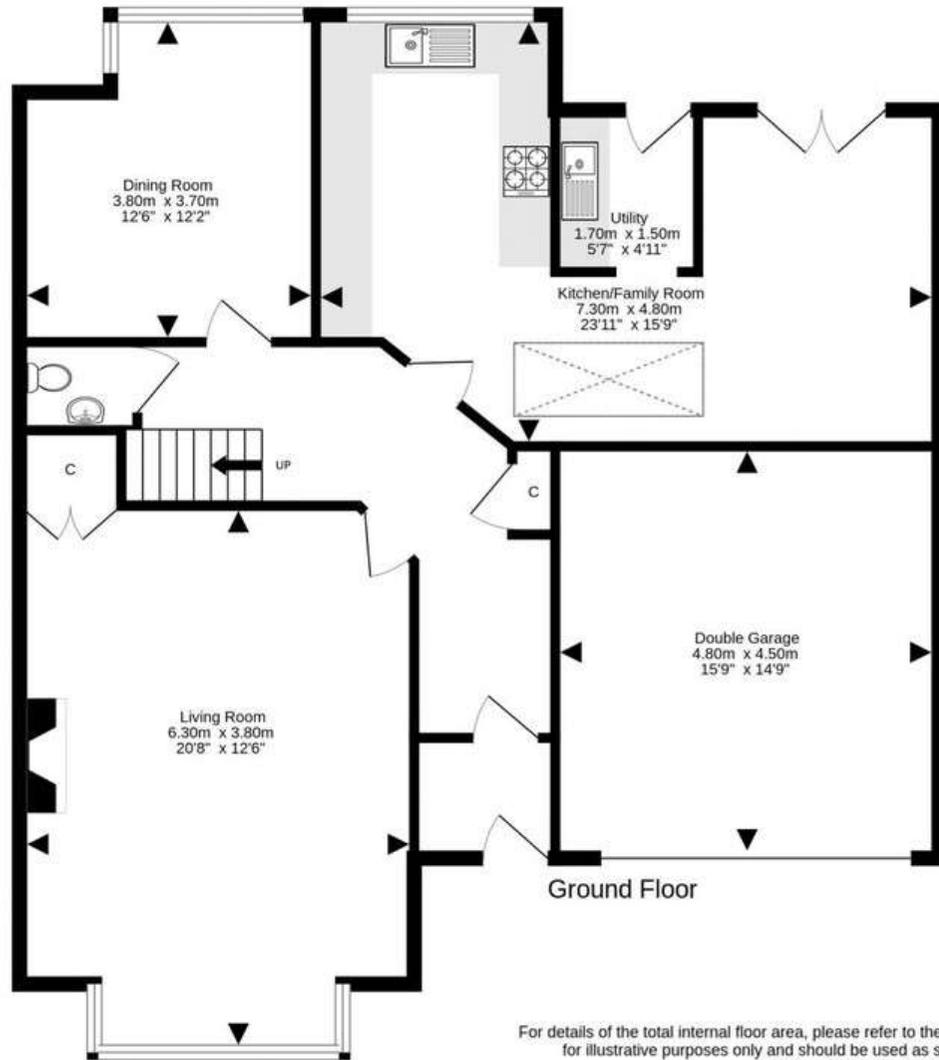
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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