



13 MAGPIE GARDENS

DALKEITH | MIDLOTHIAN





13 MAGPIE GARDENS, DALKEITH, MIDLOTHIAN

Spacious 5-6 bedroom family home with spacious rooms and ample within easy commuting distance to Edinburgh and the City Bypass.

Dalkeith 1.5 miles,
Edinburgh 8 miles,
Edinburgh Airport 15 miles.
(All distances are approximate)

ACCOMMODATION

Ground Floor: Entrance Hall, Sitting Room, Family Room, Open Plan Dining Kitchen, Dining Room, Study/Bedroom 6, Utility Room, Cloakroom and Storage Cupboard

First Floor: Landing, Principal Bedroom with ensuite Bathroom, Double Bedroom with ensuite Shower Room, three further Double Bedrooms, and Family Bathroom

Garage: Semi-Detached Double garage with twin up and over garage doors

Garden: Front and rear gardens, predominantly laid to lawn with established herbaceous borders

About: 0.16 acres





SITUATION

Located on the Southeast edge of the historic town of Dalkeith, 13 Magpie Gardens is a leafy cul-de-sac with generous green spaces. Magpie Gardens was completed in 2008 by builders Charles Church and is in a quiet location with no through traffic and is therefore ideal for families looking for a quiet place to raise kids.

Dalkeith High Street is busy with independent retailers, restaurants, and cafés, as well as a range of supermarkets including a local Sainsbury's and Morrisons. To the West, Straiton offers further retail opportunities, while Fort Kinnaird is a short drive North and benefits from additional shops and restaurants. Schooling can be found at Dalkeith High School and St David's Primary School, while Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh. Dalkeith is a popular commuter town, with strong connections by road and rail, lying between the A68, A7, and close to the City Bypass, and a quick rail connection to Edinburgh via nearby Eskbank railway station.

DESCRIPTION:

13 Magpie Gardens is a generous family home offering flexible accommodation for a growing family and ample space for entertaining. With multiple reception rooms and numerous bedrooms, including one downstairs, the house would suit a family requiring space for multi-generational living.

The front door opens into a welcoming Reception Hall from which the main rooms on the ground floor are accessed. The Sitting Room is a large dual aspect room that stretches the full depth of the house, with French doors at the rear, and a large bay window to the front. The bay window offers and open outlook across the front garden to the greenspace in front of the house. A handsome stone fireplace with a feature fire offers a focal point to the room. The spacious Family Room is accessed via half glazed double doors from the hall, and links into the Kitchen for a flexible semi open plan layout.

The open plan Dining Kitchen is well suited to modern family living with easy to keep laminate flooring and a full complement of integrated appliances including a fridge freezer, five ring gas hob and extractor fan, oven, microwave, and dishwasher. A traditional shaker style kitchen with base and wall mounted units, wood effect worktops and attractive tiled splashback is the perfect workspace for the avid chef. The Dining/Breakfasting area also offers access to a separate Dining Room which is a bright space that is suitable for a variety of uses, and benefits from double doors out to the patio. A useful Utility Room houses the boiler, an additional sink, as well as providing plumbing for a washing machine and space for a tumble dryer. Access to the side garden is also provided via an external door.

Returning to the entrance hall, the Study/Bedroom 6 offers a sensible place to work from home or an additional bedroom if required, with a green outlook over the rear garden. The downstairs accommodation is completed by a Cloakroom with basin, heated towel rail and WC as well as a large understairs cupboard.

Ascending the stairs to the first floor, a large landing space offers access to all five double bedrooms. The generous Principal Bedroom boasts a leafy open outlook from a large bay window and also benefits from a dressing area with two large built-in wardrobes and an ensuite Bathroom with four-piece suite and vanity. The second Double Bedroom also enjoys the same open views and has built-in wardrobes and an ensuite Shower Room with mains shower, basin, heated towel rail and WC. Three further Double Bedrooms offer plenty of accommodation or suit a variety of other uses. The accommodation is completed by a Family Bathroom with bath, shower cubicle with mains shower, basin, heated towel rail and WC. Access to the attic is via a hatch on the landing.

GARDEN:

The garden at 13 Magpie Gardens consists of spacious front and rear gardens, predominantly laid to lawn, with established herbaceous borders and a patio area adjacent to the house. The front garden is approached via path from the driveway leading to the front door and round to the side garden and is bounded by a black metal fence with hedging. The rear garden offers two spacious patio areas, one by the garage and one adjacent to the house, and a feature rockery. There is a timber shed for additional garden storage.



GARAGE:

Double garages are located at the end of a monoblock paved driveway, and have twin up and over garage doors, as well as a pedestrian door to the rear garden.

GENERAL REMARKS AND INFORMATION:

FIXTURES AND FITTINGS

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

SERVICES

Mains electricity and water, with gas central heating. Shared greenspaces are managed by Wester Cowden Residents Group and SG Property Management.

VIEWING

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

SATELLITE NAVIGATION

For the benefit of those with satellite navigation the postcode for the properties is EH22 2RA

EPC

Band C

LOCAL AUTHORITY

Midlothian Council Building, 40-46 Buccleuch Street, Dalkeith, EH22 1DN

COUNCIL TAX

Band G



ENTRY AND VACANT POSSESSION

Entry and vacant possession will be by mutual agreement.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

PARTICULARS AND PLANS:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

OFFERS:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

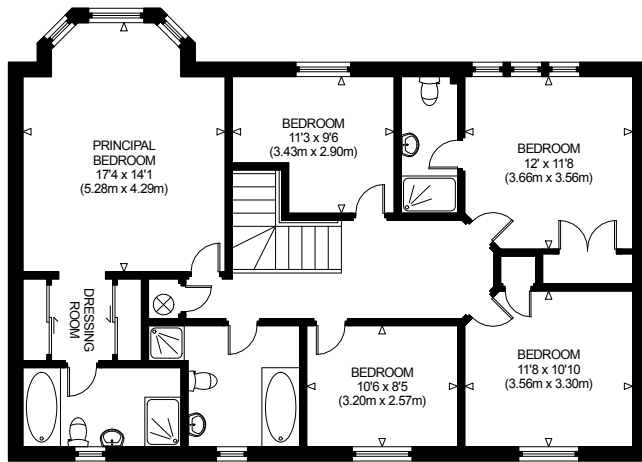
SERVITUDE RIGHTS, BURDENS & WAYLEAVES:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

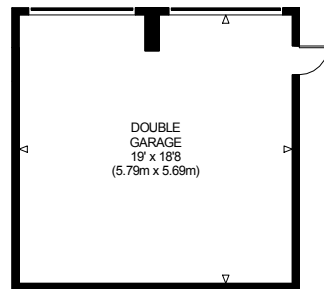




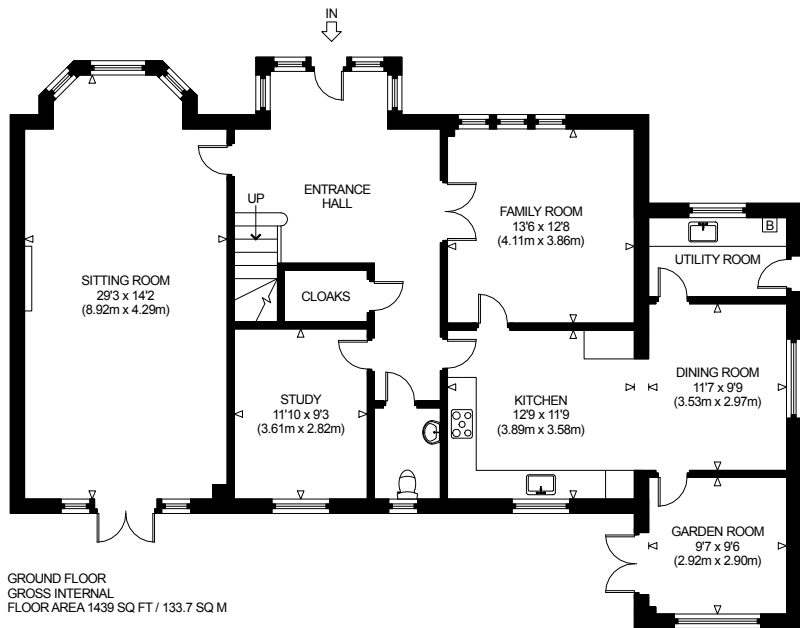




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1123 SQ FT / 104.3 SQ M

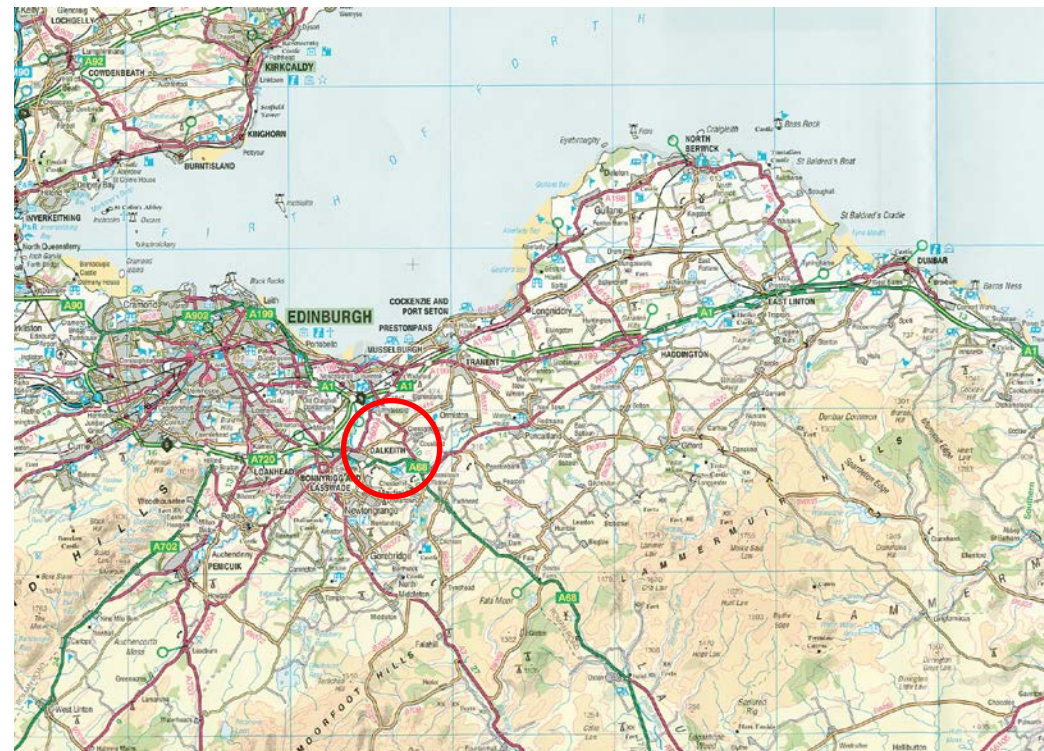


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 355 SQ FT / 33 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1439 SQ FT / 133.7 SQ M

MAGPIE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2562 SQ FT / 238.0 SQ M
EXTERNAL DOUBLE GARAGE AREA 355 SQ FT / 33.0 SQ M
TOTAL COMBINED FLOOR AREA 2917 SQ FT / 271.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.