



3 FORTH VIEW PLACE
Dalkeith, Midlothian, EH22 2QS



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An immaculate 5-bedroom family home, with beautifully appointed reception rooms and modern open plan kitchen, complete with a double garage and south facing garden. Within close proximity of Dalkeith's amenities and commuting distance of Edinburgh.

Eskbank Train Station 2.5 miles, Edinburgh 10 miles, Edinburgh Airport 15.4 miles
(All distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Garden Room, Family/Living Room, Utility Room, and Coat Cupboard.

First Floor: Landing, Principal Bedroom with En suite Shower Room, Double Bedroom with En Suite Shower Room, Two Double Bedrooms, Study/Double Bedroom, Linen Cupboard, and a Family Bathroom.

Exterior: South Facing Garden with Patio, predominantly laid to lawn with a charming Summerhouse.

Double Garage: Manual Doors and electricity.



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Situation:

Situated on the southeastern outskirts of the historic town of Dalkeith, 3 Forth View Place is nestled within a quiet cul-de-sac with ample green spaces offering a tranquil setting devoid of through traffic, making it ideal for families. Dalkeith High Street bustles with independent shops, eateries, and cafes, along with convenient access to supermarkets such as Sainsbury's and Morrisons. To the west, Straiton provides additional retail options, while Fort Kinnaird, just a short drive north, boasts a variety of shops and dining establishments. Educational facilities are available at Dalkeith High School and St. David's Primary School, with Loretto School in Musselburgh offering a nearby private schooling alternative, supplemented by further private schooling choices in Edinburgh. Dalkeith serves as a popular commuter hub, well-connected by road and rail, positioned between the A68, A7, and in close proximity to the City Bypass, with swift rail access to Edinburgh via Eskbank railway station nearby.

General Description:

A shared road arrives to a private driveway, offering parking spaces both in front of the double garage and adjacent to the house. A neatly paved path arrives to the front door, while the house itself sits back from the main road, boasting a charming blend of partial render and stone façade, complemented by double glazing throughout.

The front door opens to an entrance vestibule and beyond to a warm and inviting entrance hall, providing access to the principal rooms on the ground floor. The sitting room exudes elegance, featuring a gas fireplace nestled under a stone mantel, with double doors opening to a decked area and garden beyond. Further double doors effortlessly extend the living space seamlessly connecting the sitting room to a spectacular open plan kitchen/dining/garden room.



The kitchen has a range of wall and base mounted units, featuring a large central island with composite stonework surfaces and a breakfast bar. Modern appliances include two ovens, a five-ring gas hob with extractor fan, integrated dishwasher, and wine fridge. The dining area offers ample space for entertaining, with double doors opening to a decked area and garden. Meanwhile, the adjacent garden room is bathed in natural light, offering serene views over the south-facing garden with double doors opening out to the garden. From the kitchen, a convenient utility room, offers additional storage and space for a washing machine and tumble dryer, with a back door opening to the private driveway and double garage.

Returning to the entrance hall, a further living room/family room awaits, boasting a bay window overlooking the front garden. Completing the ground floor accommodation are a cloakroom with WC and washbasin, as well as a generously sized coat cupboard.

Ascending the stairs to the first floor and landing grants access to the principal bedroom, a spacious retreat adorned with extensive built-in wardrobes and an ensuite shower room. An adjacent double bedroom, with built-in wardrobes, boasts its own ensuite shower room facilities.

Across the landing, there are two additional double bedrooms, each with built-in wardrobes, share a well-appointed family bathroom featuring both a bath and walk-in shower cubicle, wc and basin. Completing the accommodation on the first floor is a versatile double bedroom, currently utilized as an office space. Conveniently located off the landing is a linen cupboard which houses a hot water cylinder and shelving for linen.

The rear garden is facing south and boasts a delightful, decked area ideal for al fresco dining. The garden is predominantly laid to lawn, accentuated by a herbaceous border stocked with mature shrubs and plants. Adding to its charm, a picturesque timber-framed summerhouse, complete with electricity, offers additional entertaining space. Conveniently, a side access leads to the front of the property, there is also an external tap.

Garage:

The double garage features manual doors and electricity sockets and offers ample storage.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH22 2QS.

Fixtures and Fittings

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



furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500.

Council Tax

Band – G.

EPC Rating

Band - C.

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.





Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

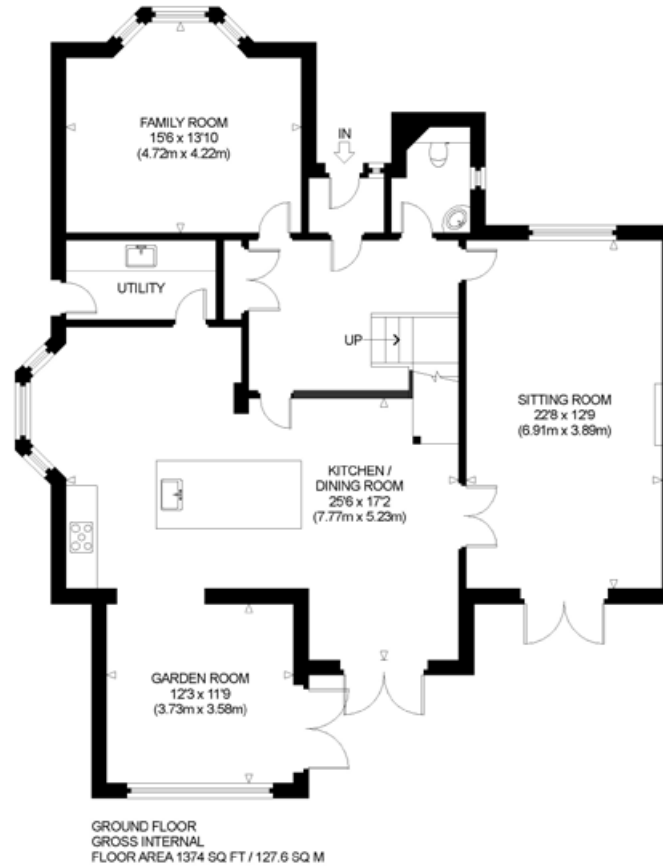
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







FORTH VIEW PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2574 SQ FT / 239.1 SQ M
EXTERNAL GARAGE AREA 282 SQ FT / 26.2 SQ M
TOTAL COMBINED FLOOR AREA 2856 SQ FT / 265.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1200 SQ FT / 111.5 SQ M


RETTIE

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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.

RETTIE

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