



## ARDEN HOUSE

63A Whitehill Village, Dalkeith, Midlothian EH22 2QD





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**A stunning, newly built 4-bedroom family home presenting spacious, open-plan living with glorious views over surrounding countryside towards the Firth of Forth and Pentland Hills, and within commuting distance to the City of Edinburgh**

Dalkeith 1.5 miles, Edinburgh City Centre 8.5 miles, Edinburgh Airport 16 miles  
(All distances are approximate)

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### Summary of Accommodation:

**Accommodation:** Ground Floor: Entrance Hall, Living/Dining Room, Open Plan Kitchen/Family Room, Double Bedroom, Further Bedroom, Family bathroom, Study and Utility Room.

**First Floor:** Galleried Landing with Recreation Area/Snug, Double Bedroom, Family Bathroom and Principal Bedroom with En-Suite Shower Room

**Garden:** Colourful gardens wrap around the entire property to include front garden with patio/decking area adjacent to tarmacadam driveway, and rear garden mostly laid to lawn with established herbaceous borders, mature shrubs and cherry trees.

**Outbuildings:** Large Garden Shed/Workshop

**About** 0.15 acres (0.06 Ha)





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2



4



3

### Situation

Located in the village of Whitehill on the southeast edge of the historic town of Dalkeith, Arden House benefits from an elevated position with lovely views onto open countryside. The Firth of Forth can be seen to the east and Pentland Hills to the west, with the garden backing onto neighbouring agricultural fields. Being a recent development, the newly built family home offers the benefits of a modern house in a quiet, peaceful location with ease of access to the City of Edinburgh.

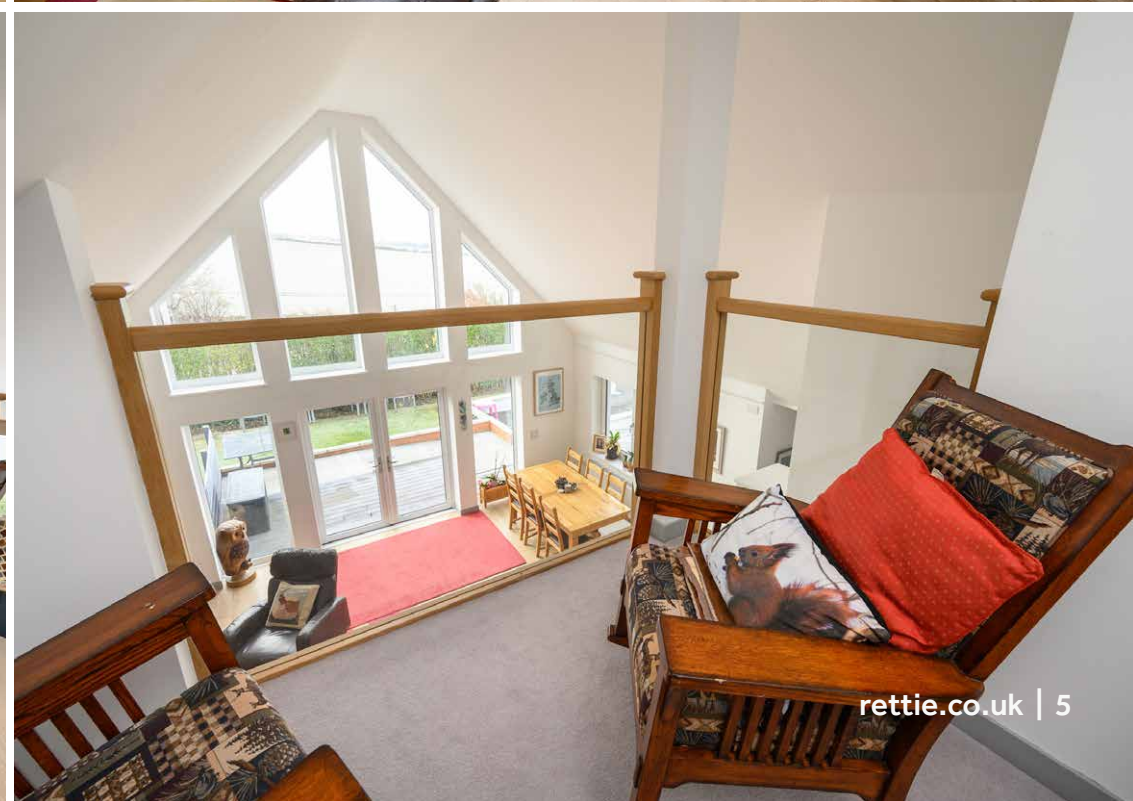
The nearby town of Dalkeith is busy with independent retailers, restaurants and cafes, as well as benefiting from a range of supermarkets which now includes a Waitrose Foodhall within the popular Dobbie's Garden Centre. Straiton Retail Park to the west and Fort Kinnaird to the east are only a short drive away and offer a wide variety of shops and restaurants without the need to venture into the city, and a newly opened David Lloyd Gym has now originated at Shawfair, offering fitness and racket sport facilities. Schooling can be found at Dalkeith High School and St David's Primary School, whilst Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh.

Vogrie and Dalkeith Country Parks are both within close proximity, offering superb walking, cycling and running routes around the surrounding countryside, as well as offering wonderful play areas for children. There are equestrian facilities at nearby Oxenfoord Stables, and Ryze Trampoline Centre is just a 10-minute drive away.

Dalkeith is a popular commuting town with good connections by road, bus and rail, lying between the A68, A7 and within close proximity to the City Bypass. The Borders-Edinburgh bus route passes directly through the village, providing easy commuting between Edinburgh and Galashiels, whilst Eskbank train station (2.8 miles away) also has frequent trains every 30 minutes into Edinburgh, which takes 24 minutes to reach central Waverley Station.







## Description

Arden House is of timber frame construction with white rendered walls under a black tile roof. Approached by a tarmac driveway with parking for two cars, colourful herbaceous borders line the pathway up to the front door. Opening into the entrance hall with laminate wood flooring throughout, there is a study on the left-hand side which is currently being used as a store. Adjacent to this is a bedroom (currently used as a study) with a pleasant outlook over the rear garden. Mid way down the entrance hall is a family bathroom with a large walk-in shower, separate bath, wash basin, WC and heated towel rail.

At the end of the hall is a large double bedroom with built in wardrobes and French doors opening onto a decked area overlooking the rear garden, with wonderful views towards Fife and the Firth of Forth.

Opening on the right-hand side of the hall is an impressive open plan kitchen/family room, with a newly fitted kitchen that boasts a range of floor and wall mounted units, a central island with breakfast bar, and various integrated appliances that include an AEG dishwasher, a microwave and an electric Belling Range cooker with induction hob. A large integrated larder cupboard also offers valuable food storage facilities.

French doors open onto a south-westerly facing decking area at the front of the house allowing for alfresco dining, and a sofa area sits adjacent to the kitchen island, that could easily be utilised for a dining table. A utility room to the left of the kitchen houses the Baxi gas boiler and OSO hot water tank, with a large under stair storage space and a back door allowing access to the side of the house. Fitted with integrated cupboards and a sink, there is a useful pulley drying rack alongside a free-standing washing machine and space for a tumble drier. The property benefits from solar panning to the roof with controls accessible from the utility area.

Moving from the kitchen into the living room, a stunning vaulted ceiling showcases an impressive 'cathedral-style' feature window that stretches from ceiling to floor, cascading an abundance of light into the room. A further set of French doors centres this feature window, opening onto the decking area at the front of the house, with a tall mature hedge behind providing privacy from the road. This expansive room offers a large area for seating and/or dining, creating a wonderful space that can be adapted to suit the buyer's requirements.

From the sitting room, a carpeted staircase ascends to the first floor with a galleried landing on the right overlooking the sitting room below. This area could be utilised for a number of different purposes and is currently used as a quiet reading area/snug, however from this aspect, the vast feature window boasts uninterrupted views over the neighbouring countryside towards the Pentland Hills.

Returning to the landing there is a bright, double bedroom to the right, with Velux style windows looking east over the neighbouring pony paddocks and the Firth of Forth in the distance. Adjacent to this is a family shower room with walk in shower, Velux window, wash basin and WC, and at the far end of the landing is a large, principal en-suite bedroom with deep, wall-length fitted wardrobes and dual aspect windows providing views both towards Fife and the Pentlands. The generous en-suite shower room features a large walk-in shower, was basin with mirrored cabinet above and a WC.

A partly floored attic can be accessed via a ceiling hatch from the first-floor landing, providing additional storage.





### Garden

A pretty garden wraps around the entire property, with a tarmac driveway to the front, providing parking for two cars, surrounded by dwarf wall borders. There is a large decking area at the front of the house accessed via the kitchen/sitting room, providing a wonderful space for alfresco entertaining surrounded by herbaceous borders, a cherry tree to one corner and a large hedge that affords privacy from the road. To the rear of the house, the garden is mostly laid to lawn with stone pathways and mature herbaceous borders. A decking area in the far corner is accessible from the downstairs double bedroom, presenting a peaceful, easterly aspect to enjoy a morning coffee. Two outside taps, on either side of the house, provide water for the garden and there are two outdoor electric sockets to the front of the house, which could be utilised for electric car charging.

The perimeter is bound by a mixture of hedging, stone walls and timber fencing with mature shrubs and specimen trees.

### Outbuildings

A large timber shed is currently being utilised as a workshop and has an electrical supply, fitted shelving and worktops, with windows onto the garden. The pitched roof is aesthetically pleasing and also affords extra storage between the rafters. This shed was originally planned as a garage and could be reconfigured if required.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings:

All integrated appliances, white goods, carpets, blinds and light fittings are included in the sale, apart from the fridge freezer and tumble drier.

#### Services:

Mains gas, electricity, water and drainage.

#### Solar panels:

The solar panels on the roof provide electricity to the grid, with monthly payments received for each unit exported.

#### Viewing:

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

#### Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH22 2QD

#### EPC:

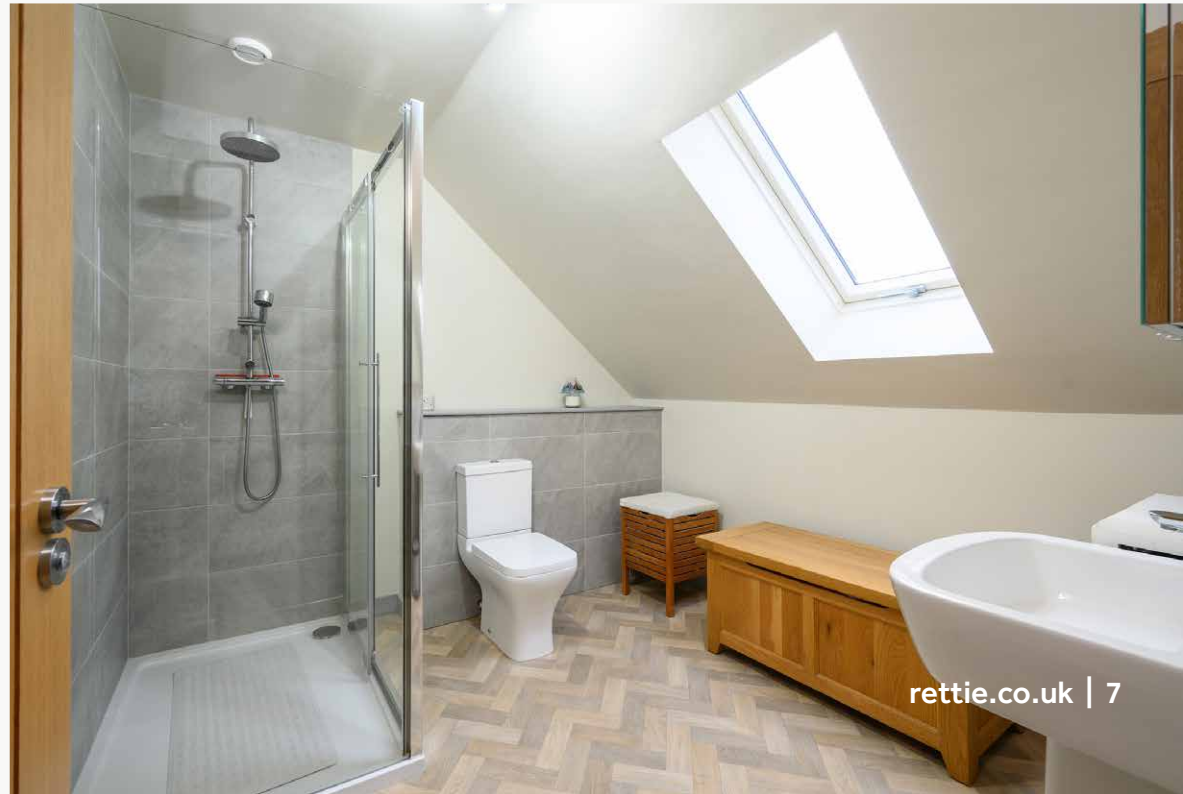
Band B

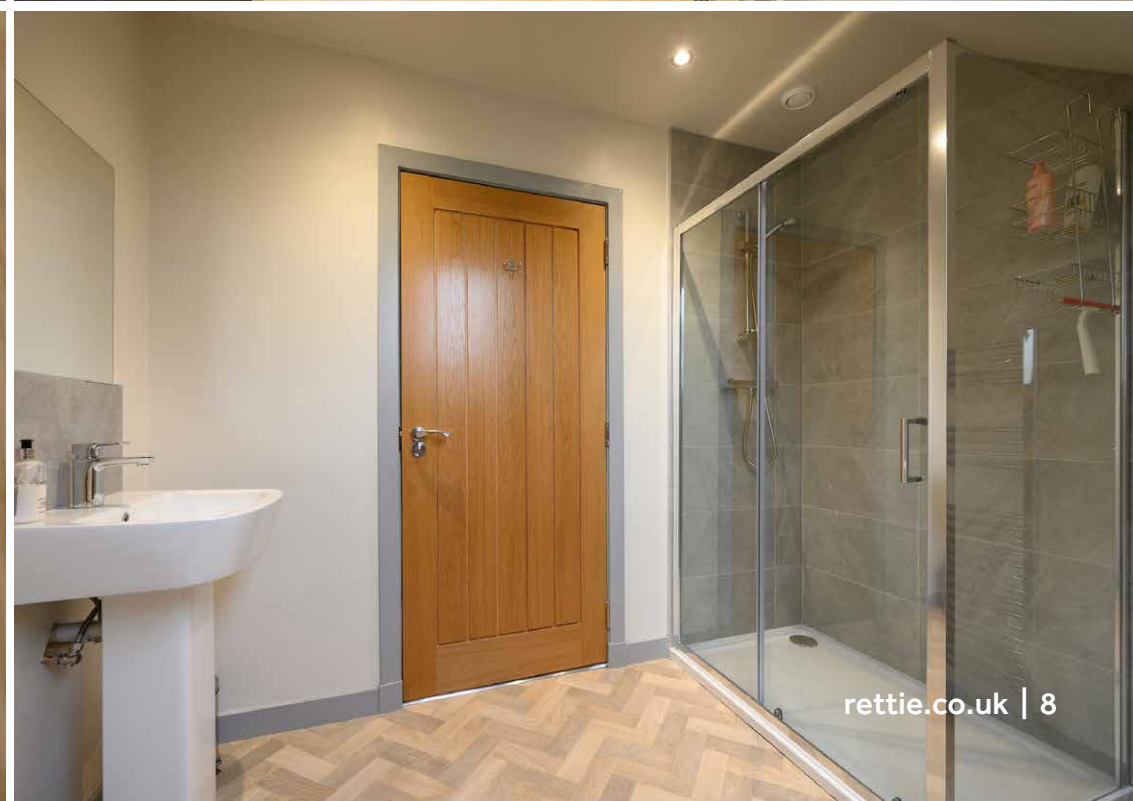
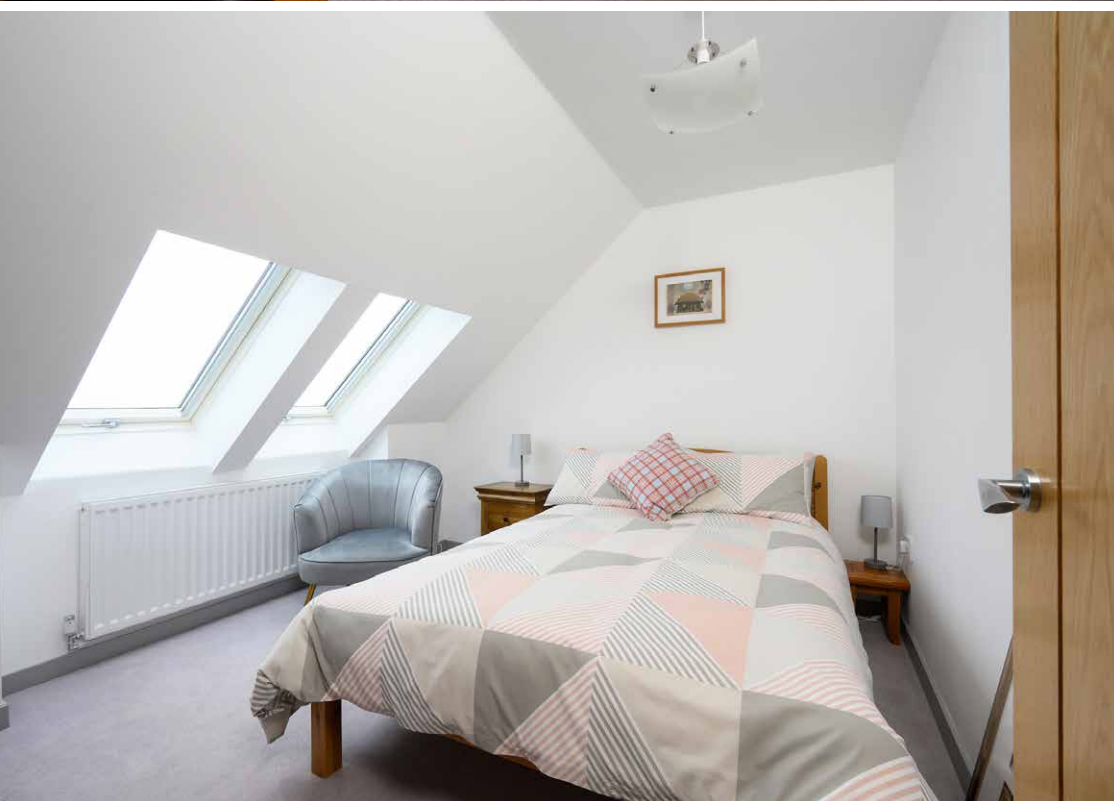
#### Local Authority:

Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith EH22 1DN, Tel: 0131 270 7500

#### 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.

**Important Notice:**

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

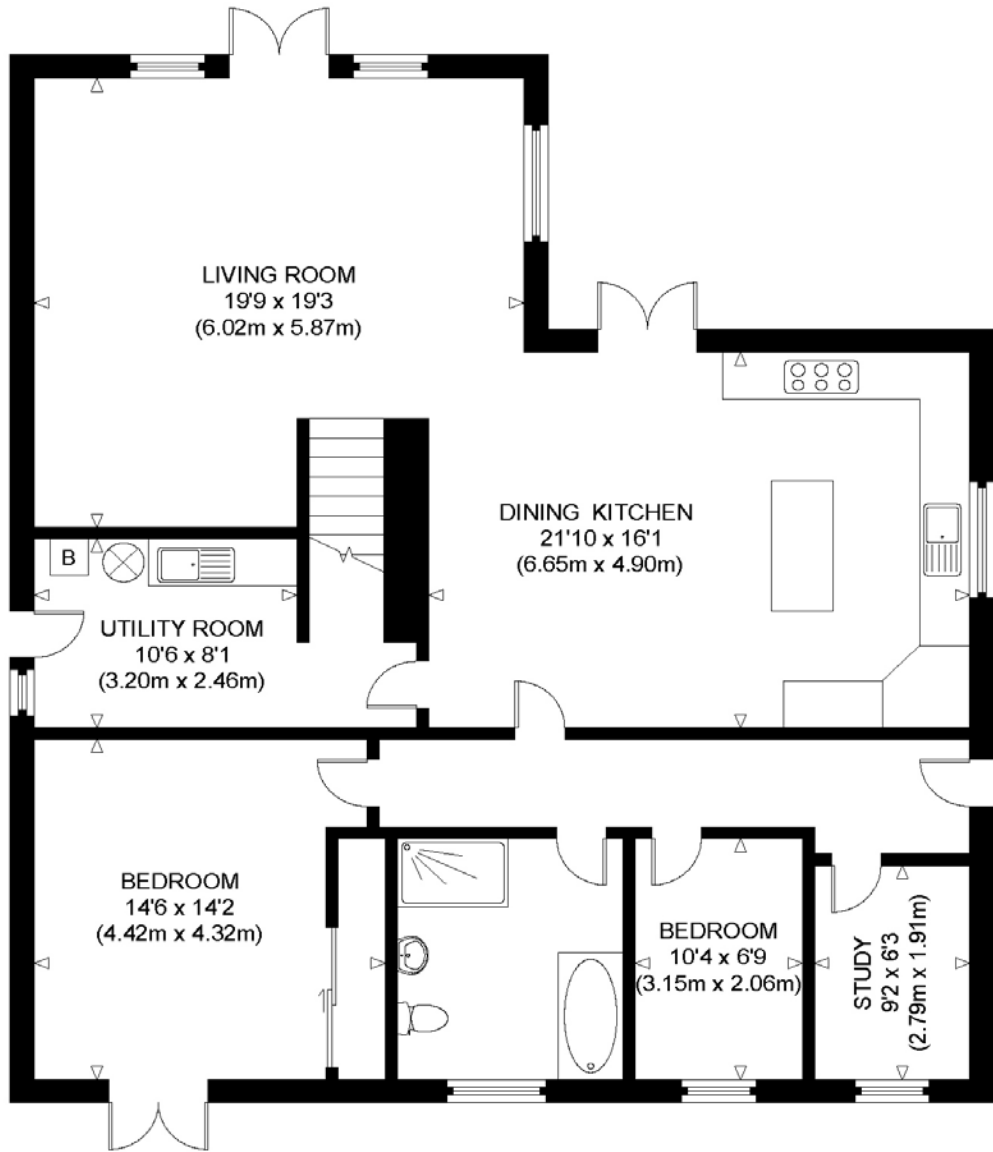
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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 particular 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.



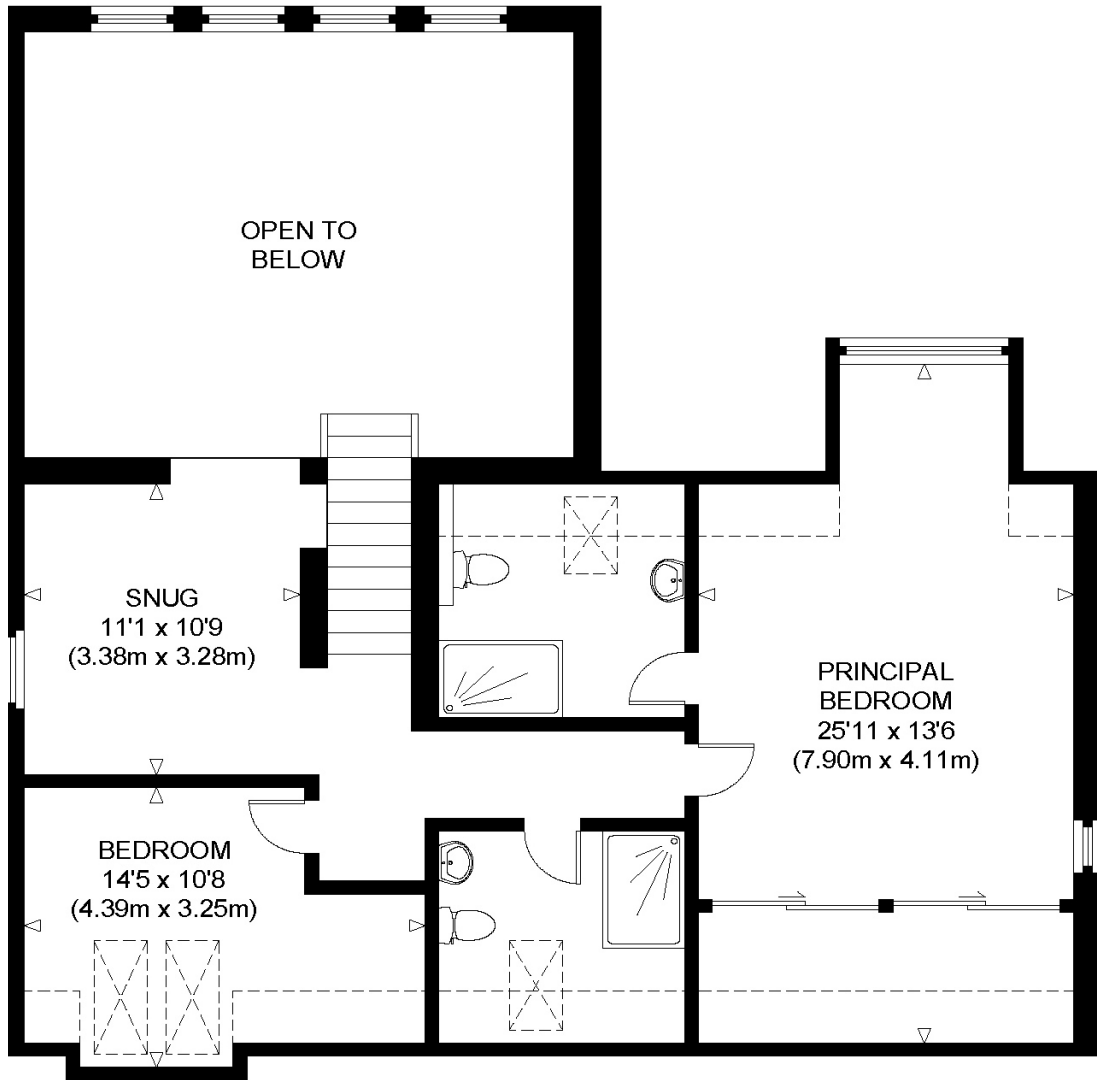




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1409 SQ FT / 131.0 SQ M



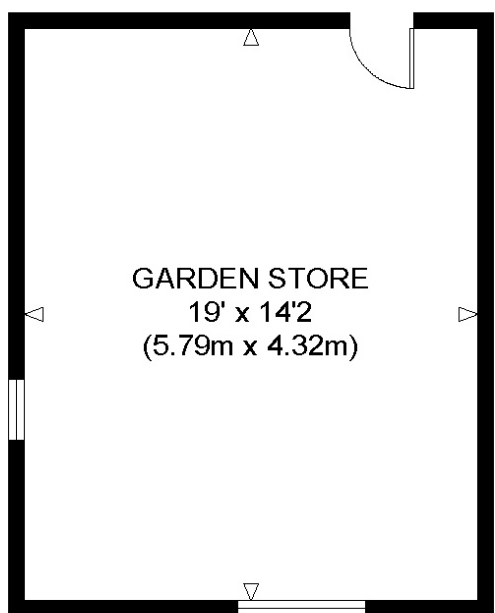
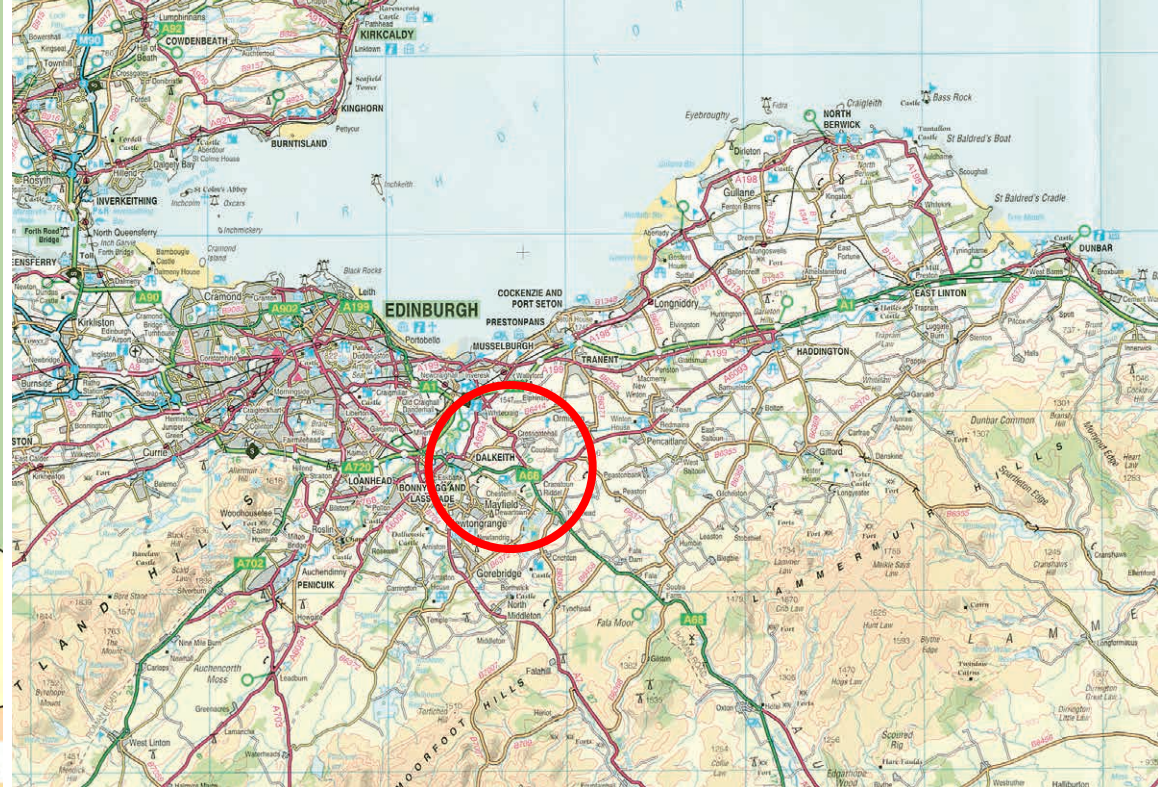
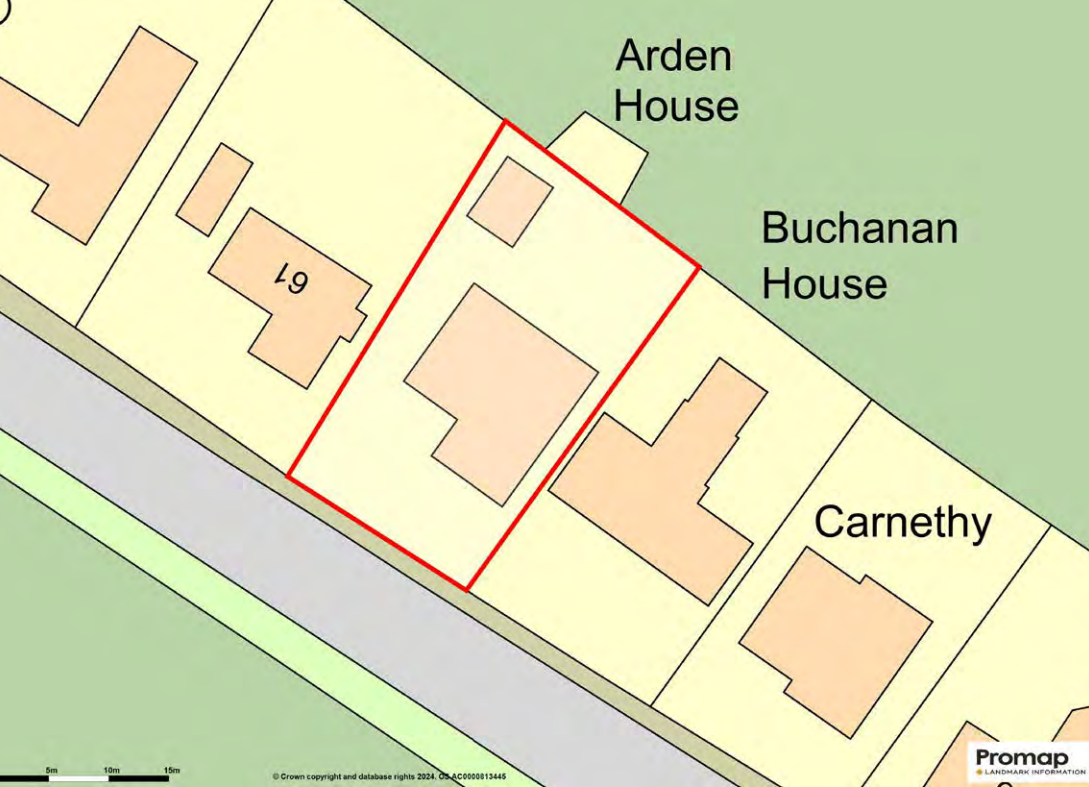




1ST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1179 SQ FT / 109.6 SQ M







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 269 SQ FT / 25.0 SQ M





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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Edinburgh  
EH3 6DH