



11 MAGPIE GARDENS
Dalkeith, Midlothian, EH22 2RA.



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A fabulous detached 5-bedroom house, with breathtaking panoramic views over Edinburgh's skyline towards Arthur's Seat, offering generous accommodation, a private garden sheltered by woodland to the rear and a private driveway with double garage. Within close proximity to Dalkeith's amenities and within commuting distance of Edinburgh.

Edinburgh 8 miles, Edinburgh Airport 16 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Family Room/Bedroom 5, Utility and Cloakroom.

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

Garden: Private rear garden, which is East facing, sheltered by woodland to the rear, predominantly laid to lawn, with herbaceous borders and fruit trees, with a paved patio area perfect for alfresco dining.

Double Garage: A private driveway with ample parking for multiple cars in front of the double garage

About: 0.13 Acres.



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Situation:

Located on the Southeast Edge of the historic town of Dalkeith, 11 Magpie Gardens benefits from an elevated position with views over Dalkeith to Edinburgh Castle, Arthur's Seat and The Firth of Forth. A cul-de-sac with generous green spaces, this development, completed in 2008 by builders Charles Church is a quiet location with no through traffic, and is therefore ideal for families.

Dalkeith High Street is busy with independent retailers, restaurants, and cafés, as well as a range of supermarkets including a local Sainsbury's. 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. Also close by is Edinburgh's New Royal Infirmary which is just over 5 miles from the property. 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.

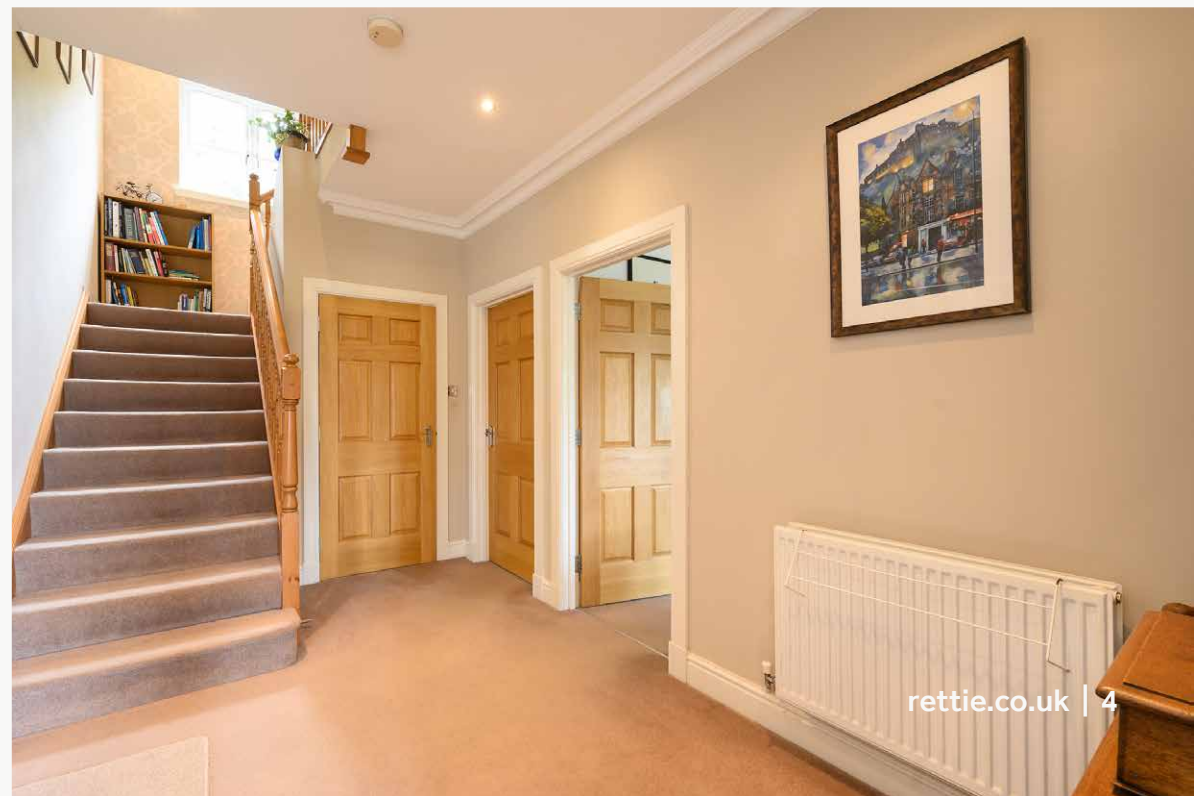
General Description:

11 Magpie Gardens is a spectacular detached 5-bedroom property boasting a premiere position within Magpie Gardens, offering far reaching views over Edinburgh's skyline to Arthur's Seat and the Pentland Hills. The property is accessed via a shared road arriving to a private driveway to the side of the house which offers ample parking space for multiple cars in front of the double garage.

The house sits back from the road featuring a partial brick and render façade sitting beneath a slate roof, offering generous and comfortable accommodation over its two floors and benefits from double glazing throughout. A wrought iron pedestrian gate gives access to the front garden, with a paved path leading to the front door opening to an entrance vestibule with coat cupboard and hall, giving access to the principal rooms on the ground floor.

The sitting room is a generous size, bathed in natural light from the beautiful bay window which offers stunning views over the green in front of the house and Arthur's Seat beyond. Across the hall is an elegant dining room, again featuring a large bay window making the most of the views, with the adjacent kitchen/breakfast room offering a more informal dining space. The kitchen/breakfast room has a range of wall and base mounted units, with a basin overlooking the rear garden. Modern appliances include an integrated oven, microwave, dishwasher and five ring gas hob with extractor fan, with space for a freestanding fridge/freezer. A large under stairs pantry cupboard offers shelving and storage space. Adjacent to the kitchen is a utility room which has base mounted units with space for a washing machine and tumble dryer, with pulley system overhead, with a back door giving access to the driveway. Completing the accommodation on the ground floor is a cloakroom with basin and wc and a family room/bedroom 5 which is a versatile space and offers direct access to the rear garden via French doors that open to a paved patio.

From the entrance hall stairs ascend to the first floor and landing giving access to a principal



bedroom with en suite shower room, double bedroom with en suite shower and two further double bedrooms serviced by a family bathroom. The principal bedroom is a generous size with a large bay window offering stunning views over the Edinburgh skyline to the Pentland hills, offering extensive built in wardrobes and an en suite shower room, with walk in shower cubicle, wc and wash hand basin. The adjacent double bedroom offers a further bay window with the same view, built in wardrobes and an en suite shower room with walk in shower cubicle, wc and a wash hand basin. The remaining two double bedrooms are both a good size and offer views over the rear garden. Completing the accommodation on the first floor is a family bathroom with bath, walk in shower cubicle, wc and a wash hand basin.

Garden:

The property boasts a front and rear garden, both of which are predominantly laid to lawn. The front garden features a high hedge offering privacy and is well stocked with mature plants and shrubs. The rear garden is a beautiful sun trap and is east facing so can enjoy the sun for the most part of the day when the weather is fair and enjoys a private and sheltered position with a woodland to the rear. There is a paved patio area which is the perfect spot to enjoy alfresco dining or a glass of wine on a summers evening with the garden also featuring raised beds which are planted with Rhubarb and herbs, whilst the opposite side of the garden is planted with two pear trees, an apple tree and a cherry tree. At the side of the garden there is a timber garden shed, with a pedestrian gate out to the driveway.

Double Garage:

Adjacent to the rear garden is a double garage with slate roof and twin doors. The garage is a generous size and offers partial loft 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 2RA.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

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

Services

Mains water, drainage, electricity and gas central heating.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

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.

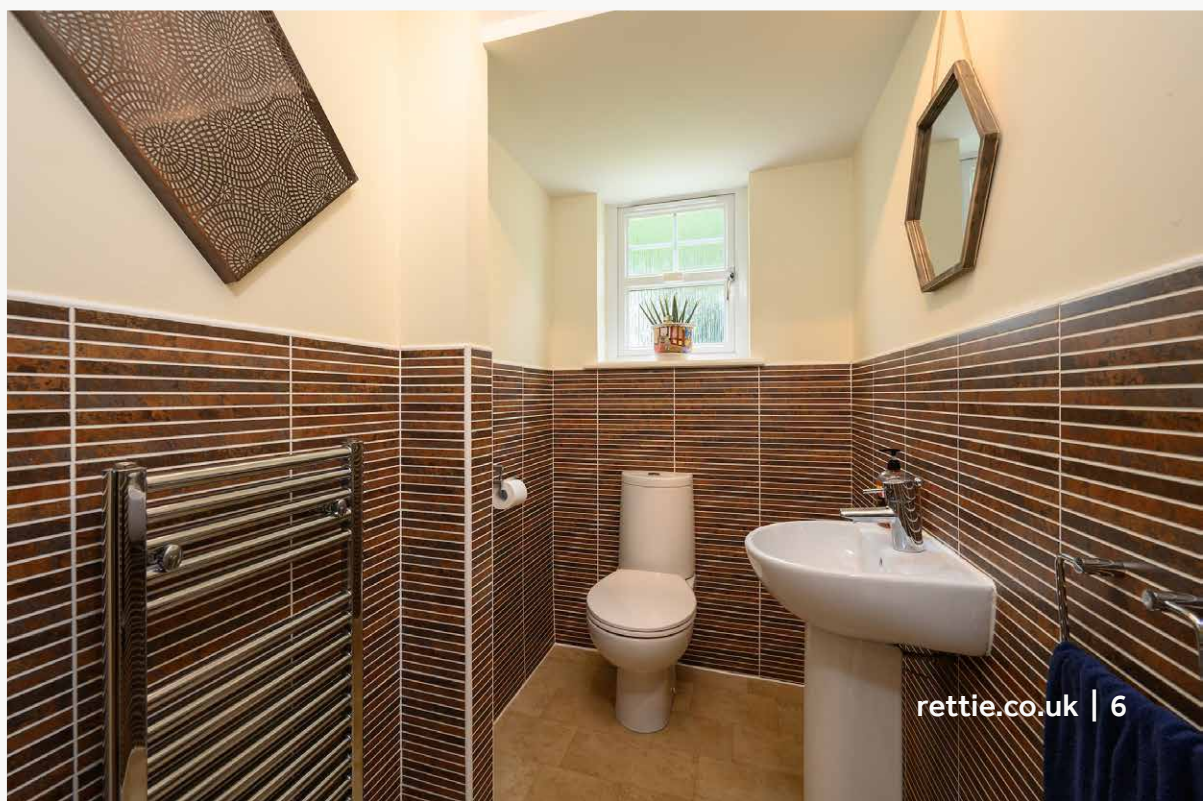
Important Notice

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

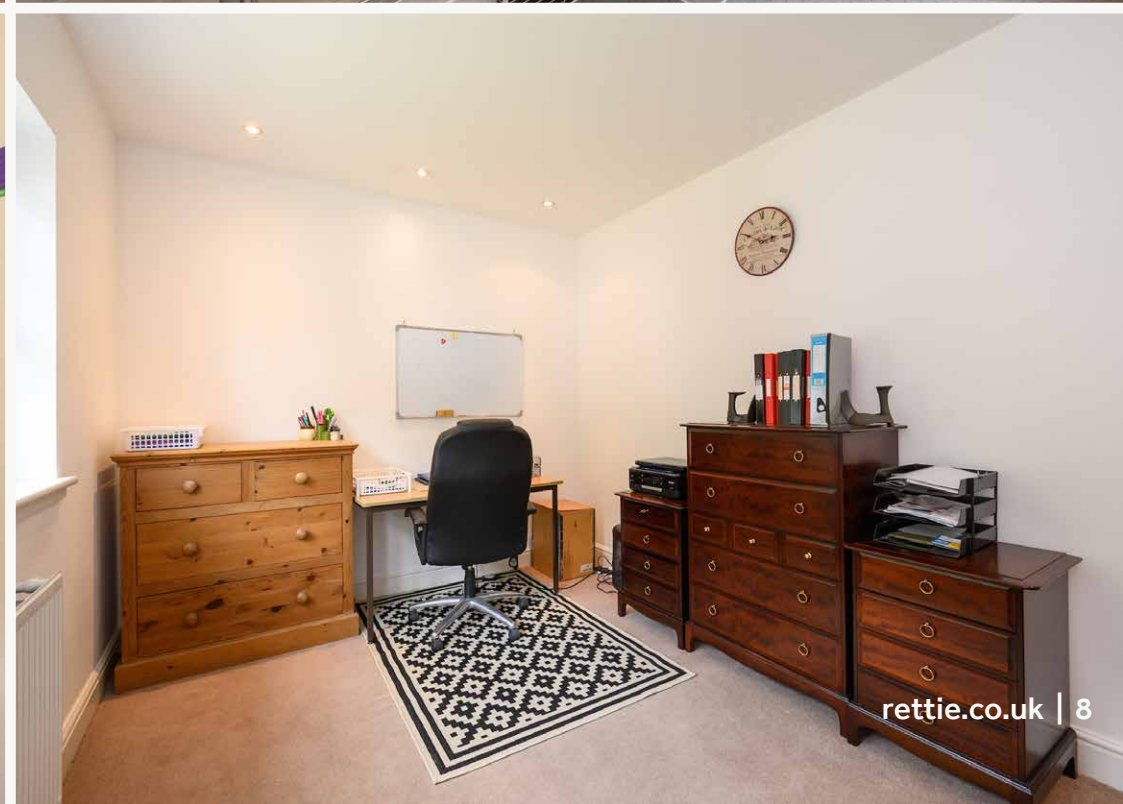
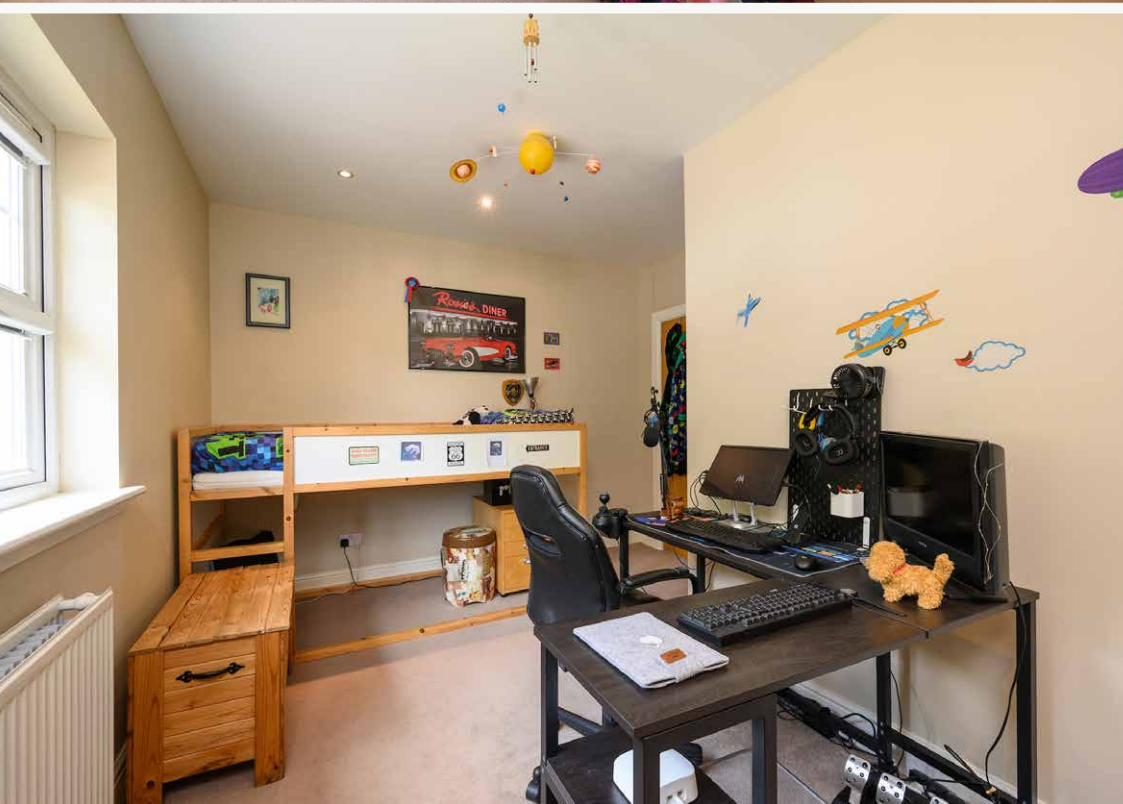
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

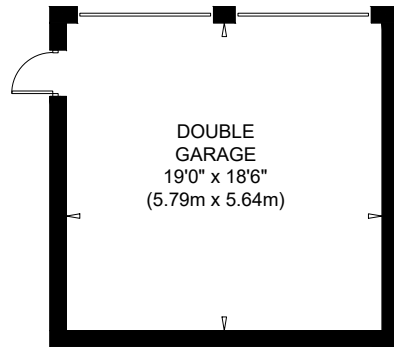
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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 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.

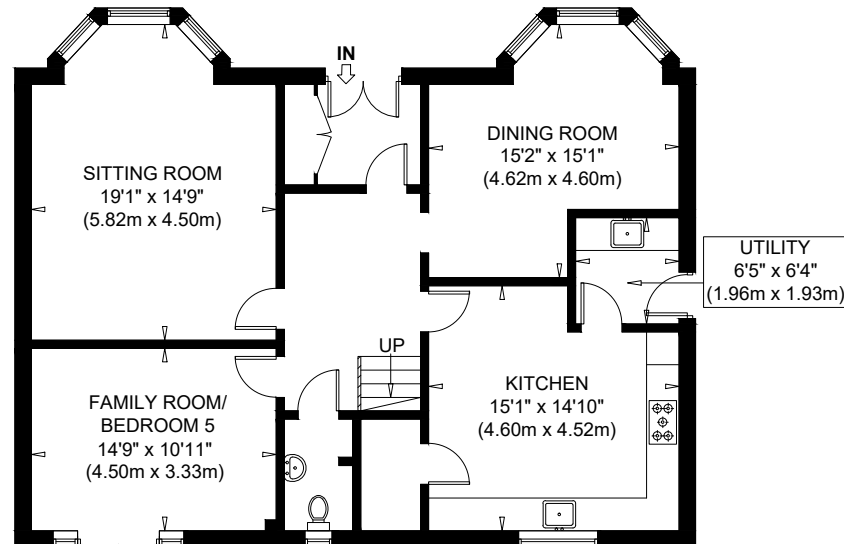




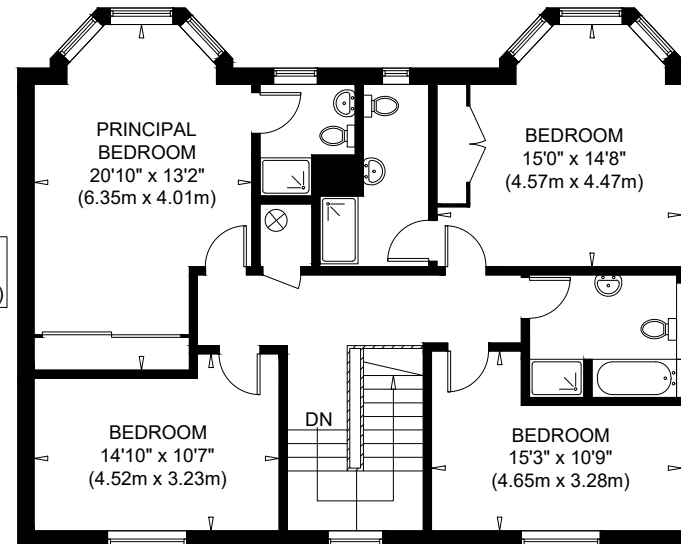




DOUBLE GARAGE
GROSS INTERNAL
FLOOR AREA 32.6 SQ M / 350 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 102.6 SQ M / 1104 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 102.6 SQ M / 1104 SQ FT



MAGPIE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 205.2 SQ M / 2208 SQ FT
DOUBLE GARAGE FLOOR AREA 32.6 SQ M / 350 SQ FT
TOTAL 237.8 SQ M / 2558 SQ FT

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.

RETTIE

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