



3 IRONMILLS ROAD

DALKEITH, MIDLOTHIAN, EH22 1LJ



2 PUBLIC



4 BED



2 BATH

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IRONMILLS ROAD

Offering an exceptionally eco-friendly home, this, four-bedroom, two-bathroom (plus a separate WC) detached house, which is beautifully presented with contemporary interiors, is situated in Dalkeith. The house boasts very impressive eco credentials, with solar panels, a Sunamp water heating system, an efficient and air-tight design/build, with a Nuaire heat recovery and air circulatory system, and an EV charger. Furthermore, it lies close to the River North Esk and a short stroll from Dalkeith Country Park, as well as excellent everyday amenities.

Features

- Modern, eco-friendly detached house in Dalkeith
- Vestibule and hall with storage and garage access
- South-facing living room with bi-folding doors
- Open-plan kitchen and dining room
- Sleek, contemporary kitchen design
- Separate utility room with WC
- Four double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Attractive family bathroom with shower-over-bath
- Enclosed, south-facing rear garden
- Integral single garage with EV charger
- Private double driveway
- Dimplex heating, triple glazing, and solar panels
- Comprehensive security alarm system



"This exceptionally eco-friendly, four-bedroom two-bathroom (plus a separate WC) house is situated close to Dalkeith's amenities and the beautiful country park - sure to appeal to a wealth of buyers."

"The house is accompanied by a south-facing garden."



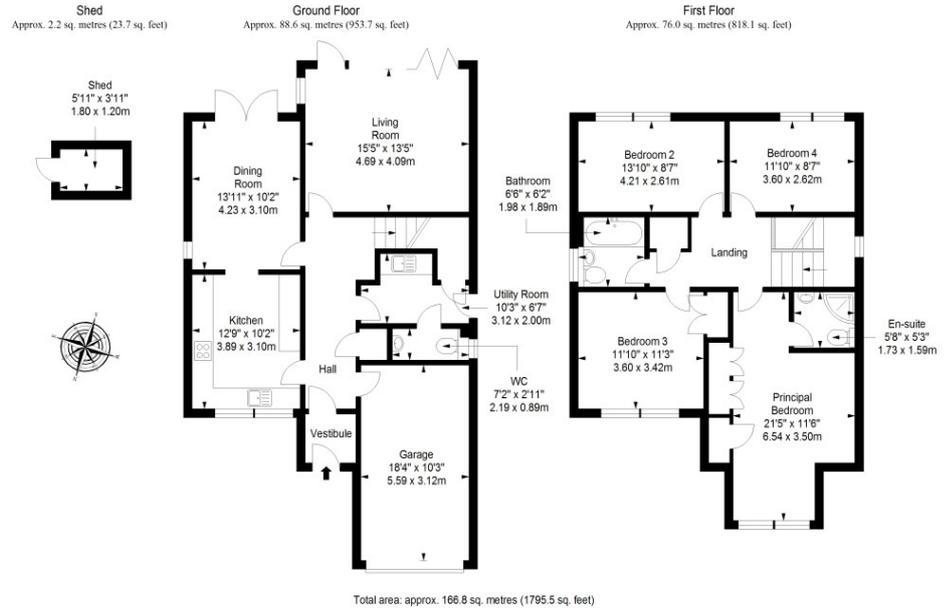
EPC Rating - C

Home Report Value - £550,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and garden shed will be included in the sale.



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