



7 Elizabeth Dickson Gardens, Edgehead, EH37 5RT

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A must on your viewing list this stunning four bedroom linked detached property boasting a beautiful open outlook offers excellent modern day, flexible living set in an exclusive rural development by the award winning builders Oakridge Homes who strive for quality, attention to details, high specification finishes and innovative designs with only nineteen dwellings only a few minutes' drive from the popular Midlothian town of Dalkeith whilst Gorebridge train station is only a short distance offering a swift commute into Edinburgh City Centre. Finished to an extremely high standard throughout by the current owners with quality fixtures and fittings. this property has been carefully designed to create a spacious and well-appointed four bedroom family home with gardens to the front and rear along with a single garage and driveway.

- Welcoming reception hallway.
- Living room front facing, double doors access the kitchen.
- Newly fitted, impressive, Keller dining kitchen with a range of bespoke units along with integrated appliances Bora and Nef. Doors access the rear garden.
- Utility room.
- Downstairs cloaks comprising WC, wash hand basin.
- Double bedroom located on the ground floor.
- Upper landing, large airing cupboard, hatch to attic accessed by a fixed ladder.
- Fabulous master bedroom with two sets of built in wardrobes along with a storage cupboard, en-suite full bathroom, beautiful open views.
- Front facing double bedroom with a large storage cupboard.







- Double bedroom front facing with two sets of built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath and shower cubicle.
- Gas central heating with Hive technology with underfloor heating in the kitchen, utility and hallway.
- Double glazing throughout.
- Single garage with a multicar driveway.
- East facing landscaped rear garden with patio and decked area. Private garden to the front, path offers side access.
- Catchment area for Tynewater primary school which is 1st rated in Midlothian





Location

The property is set amidst a beautiful backdrop of open countryside in the tranquil conservation village of Edgehead. The development is located only a few minutes' drive from the popular Midlothian town of Dalkeith, which lies within easy commuting distance of Edinburgh. Although on the outskirts it is well positioned to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks with the train station in Gorebridge being within easy reach.

Extras

All blinds, light fittings, fridge freezer, dishwasher, combo oven and oven.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B

