

HILLTOWN HOUSE

WOOLMET, DALKEITH, MIDLOTHIAN, EH22 1SG

McEwan Fraser Legal is delighted to present this secluded period country house within Shawfair. This charming country house offers picturesque views of the countryside in an idyllic setting, overlooking a conservation area and providing views of Arthur's Seat in central Edinburgh.

ENTRANCE HALLWAY, UTILITY & WC



As you approach the house you are met with a gated entrance. Entering the front door you are welcomed to a large windowed vestibule entrance leading into a spacious hallway entrance, with a grand stairway and lovely arch detail. This leads through into a generously sized kitchen and dining area, which is a tasteful mix of rustic and modern. The kitchen is fully equipped with ample storage cupboards, a double oven, a gas hob and an island-style kitchen table. There is an open-plan dining room and living space next to the kitchen, overlooking the view of the garden. There is also a cosy wood-burner fire to heat up the room on those cold evenings. The hall also leads to a utility room, and to a downstairs cloakroom.





LIVING ROOM



Off the hallway is a spacious living room with an elegant stone fireplace. Currently an office space occupies one end of this room.



KITCHEN



“...a generously sized kitchen and dining area, which is a tasteful mix of rustic and modern...”





DINING ROOM





BEDROOM 1



This house currently has four sizeable bedrooms, each comprising lots of storage space. Bedroom one is a large room which is currently used as an art studio, this could be turned into a living area or a large double bedroom. The room has two large windows with serene views of the lush greenery outside.

MASTER BEDROOM 2



“...a large double room with an en-suite which compromises double sinks and a large walk-in shower...”

BEDROOM 3



Bedrooms two and three are both large double rooms, again with breathtaking views. Bedroom two has an en-suite with a large waterfall shower and toilet and bedroom three has a large walk-in wardrobe with a window and lots of storage. Lastly, bedroom four is also a large double room with an en-suite which comprises double sinks and a large walk-in shower.



BEDROOM 4





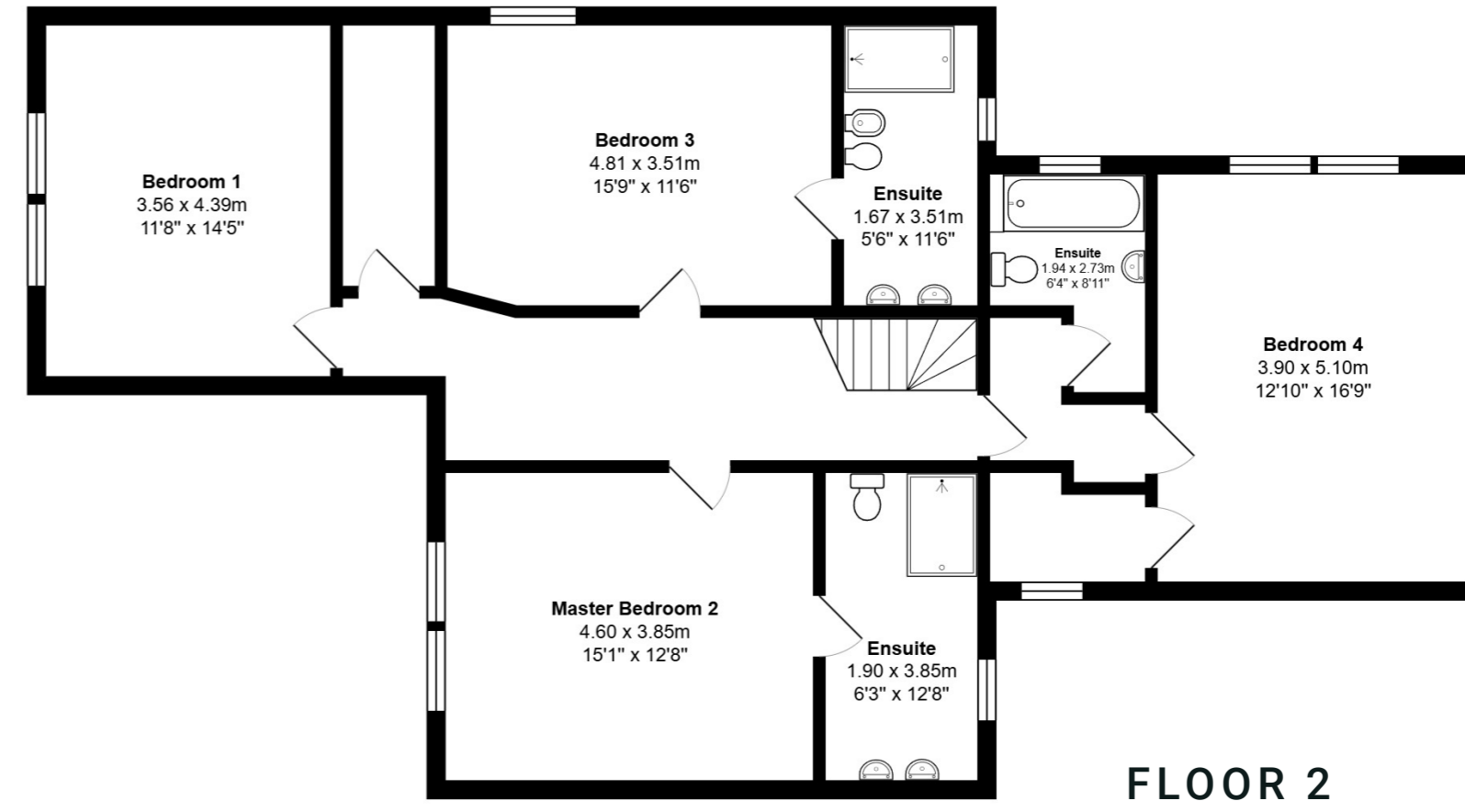
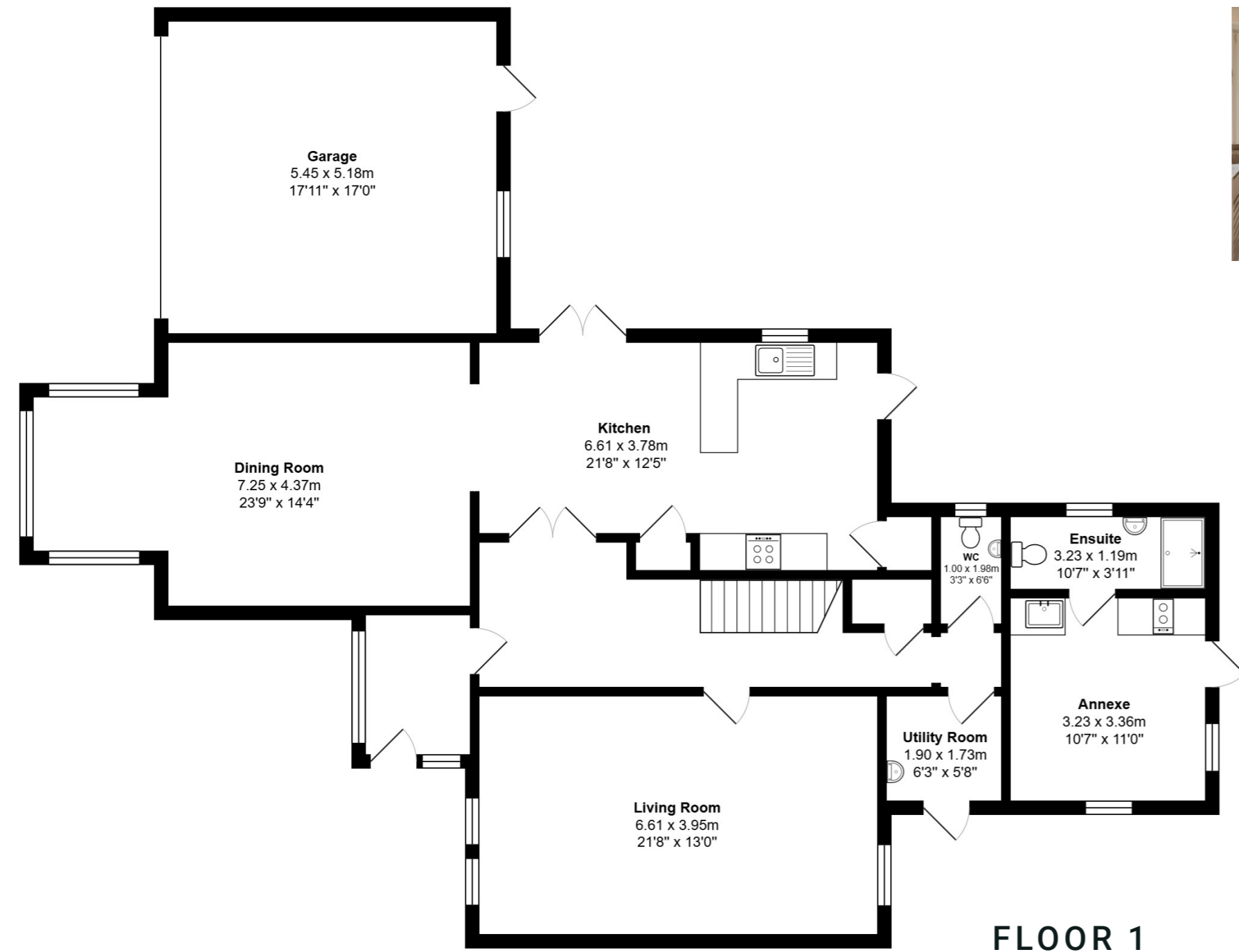
ANNEXE



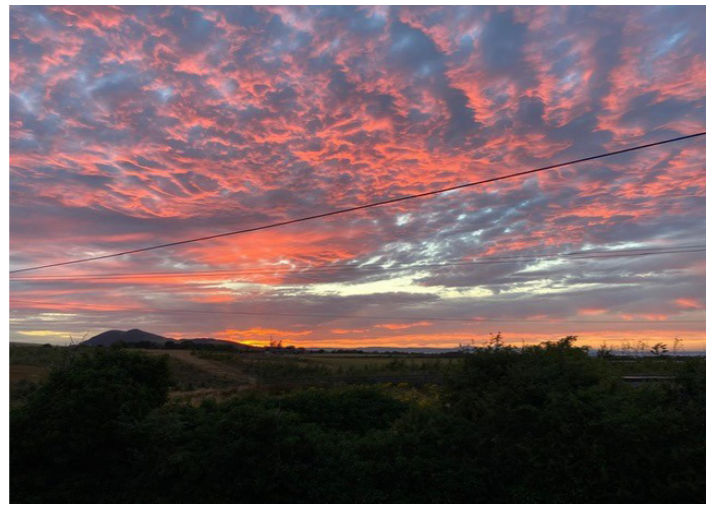
This property has a main-door annexe equipped with a bathroom, kitchenette, space for a double bed and a lounging area. The annexe has a sophisticated stained glass window and part carpet, part tile. This space is currently being utilised as a short term let, and could continue to be a lucrative investment opportunity or could be used as extra space for guests.



FLOOR PLANS



IEWS FROM AROUND THE HOUSE



The property has garden space spanning around the whole house, with a mix of grass and patio giving the house a lovely rustic charm surrounded by breathtaking scenery. The property is in a secluded location but if needed Shawfair station is in close distance, providing you a link to the city centre.



LOCATION

The Location

The property has a rural Midlothian location just south of Edinburgh's Southeast boundary .

It is 6 miles from Edinburgh's city centre. It is 1.5 miles from the city bypass giving easy driving access to the airport in as little as 20 minutes.

0.5 mile to the south is Shawfair train station connecting Edinburgh Centre.

The property looks out onto countryside to the South, Southeast and North. To the north is a conservation area over the top of which Edinburgh's Arthur's Seat is seen as a feature.



Less than a mile to the north is Fort Kinnaird, Edinburgh's largest retail park with over 70 notable shops, restaurants, cafes and a cinema. Going 2 miles east of Fort Kinnaird one comes to the large historic coastal town of Musselburgh.

3 miles to the north of the property are the sandy beaches of Joppa and Portobello, Edinburgh's popular seaside resorts.

Close by to the south lies the historic town of Dalkeith with its fine country park, endowed with great family facilities.



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