

# 4 Lawfield Steading

Off Whitehill Road, Dalkeith, Midlothian, EH22 5TE







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McEwan Fraser is delighted to present this magnificent detached house to the market. The property enjoys the most southerly plot in Lawfield Steading, a bespoke hilltop development that enjoys panoramic views over Midlothian from the Lammermuirs to the Pentland Hills. The property sits on a quarter-acre plot with gardens that wrap around the southern and western sides of the property. Built with local stone, Thermowood cladding and Rationelle windows and doors, this contemporary home is extremely well-insulated and cost-effective to run. There is an extensive array of solar panels with a quarterly stipend and an air-source heat pump to further reduce reliance on fossil fuels and keep running costs as low as possible.







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Internally, the property is presented in immaculate condition and boasts over 300m<sup>2</sup> of living space with up to five bedrooms and extensive living and entertaining space. The accommodation is focused on a stunning dual-aspect kitchen and living room that boasts huge levels of natural light and stunning views towards the Pentlands. A contemporary log burner creates a natural focal point for the seating area. To the other end of the room, you find a high-spec Leicht kitchen by Kitchens International which is fitted with high-quality Siemens appliances.





OPEN-PLAN LOUNGE/KITCHEN









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A double door from the kitchen leads into a more formal living room and dining room. The ground floor, which has underfloor heating throughout, also includes a generous double bedroom with an en-suite shower room, a fifth bedroom which is currently used as a study, and a large utility/boot room that looks after laundry facilities and gives excellent additional cupboard space.





# LIVING/DINING ROOM









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Climbing the stairs takes you to a stunning landing that offers plenty of additional space to create a further seating area, potentially a less formal family area for children. Part of the landing overlooks the sitting room below and is currently utilised as a gym area taking advantage of the stunning views. The landing gives access to three double bedrooms, two of which have en-suite shower rooms, and the family bathroom.









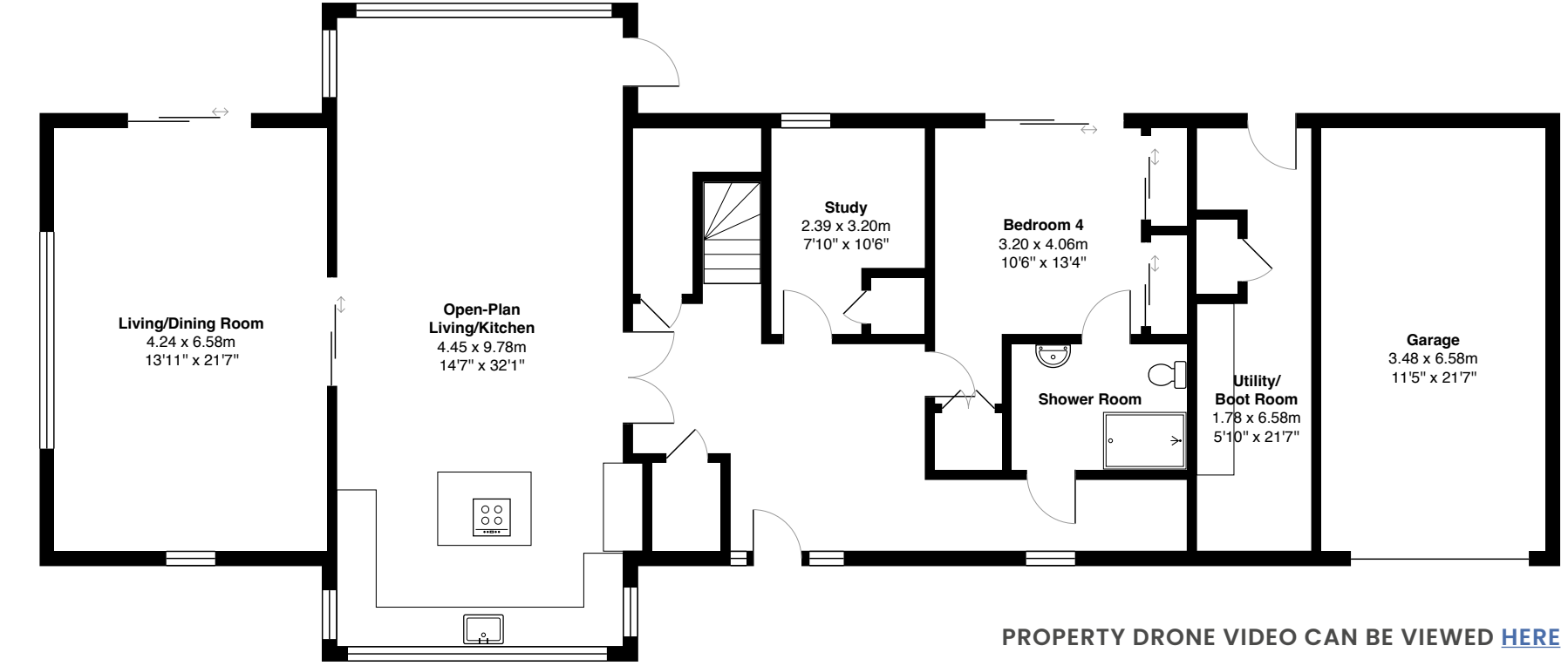
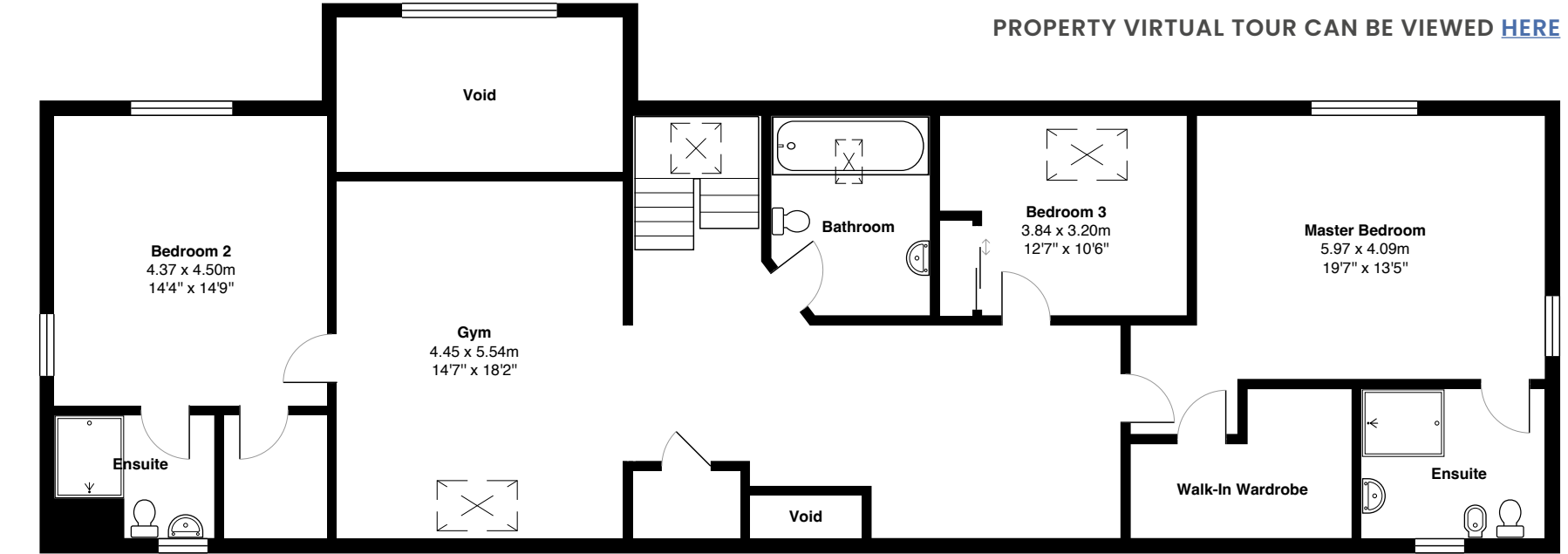
















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Externally, the property has a driveway with space for several vehicles and access to a large integral garage which can also be accessed from the house. The gardens wrap around the house and have been well-developed to include a large ornamental lawn, patio space for entertaining, and a vegetable patch.

This is a remarkable home and viewing will be essential to fully appreciate everything it has to offer to a family.





# THE EXTERIOR





# The Location

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Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik to the West. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.

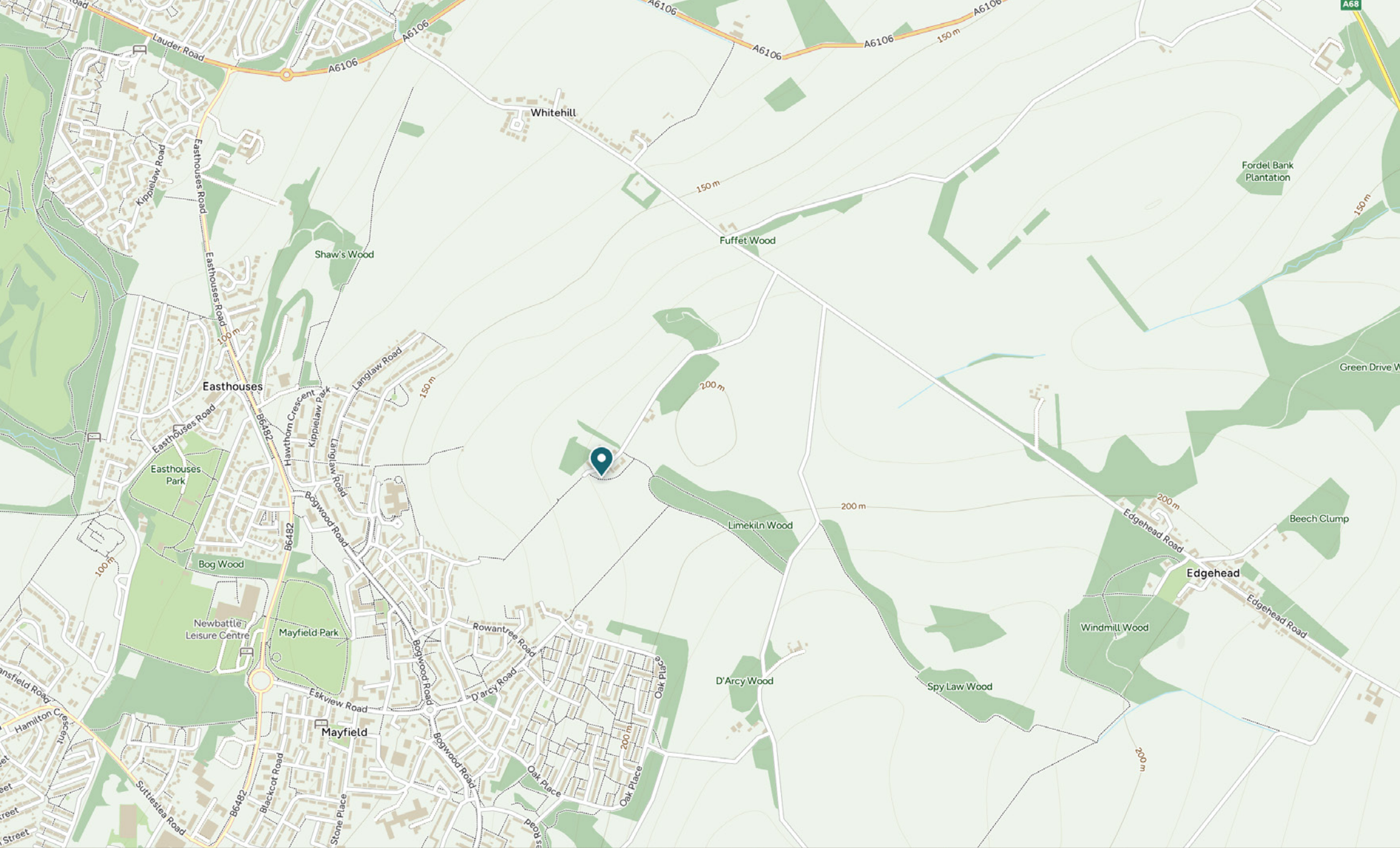




In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank Station is just a 10-minute drive from the property giving access to the Borders Railway Line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of East, West and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than 40 minutes except at peak times.

As well as local amenities/shopping facilities, families can enjoy many leisurely activities. Dalkeith Country Park offers amazing walks, a massive adventure playground, Go Ape, and shops and a restaurant. Kings Park, a soft play and a trampoline centre are also nearby.





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