

# 5 The Brambles

WHITEHILL, DALKEITH, EH22 2QL



*FIVE BEDROOM, DETACHED VILLA LOCATED IN  
BEAUTIFUL AND PEACEFUL RURAL SETTING*



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McEwan Fraser is delighted to present the substantial, five-bedroom, detached villa located in a beautiful and peaceful rural setting in the village of Whitehill. The location, backing onto open countryside, gives open aspects across the surrounding countryside and towards the Forth Estuary. The Brambles is a small exclusive development of five similar houses on the edge of the village.

Internally the property offers superb proportions for a family with extensive accommodation over two floors. Viewing will be essential to appreciate both the scale of the property and the magnificent setting.

## 5 The Brambles



The ground floor is naturally focused on family and entertaining space. A central hallway, with integrated storage and WC, separates the more formal living room at the front of the property from a substantial combined kitchen/dining/family room to the rear.

The living room faces the front of the property. Naturally bright due to a large bay window, the living room is neutrally finished and enjoys excellent floor space providing the flexibility for a variety of different furniture configurations. The proportions on offer will give the new owner plenty of flexibility to create their ideal space.

## 5 The Brambles

# The Lounge





Across the hall, you find a generous kitchen that overlooks the rear garden. The kitchen includes a range of base-mounted units that provide a huge amount of storage and worksurface space. Hob, double oven, cooker hood and dishwasher are integrated. Further space is provided for a free-standing fridge freezer. Laundry facilities and further storage can be found in the attached utility room. To one side, the kitchen has been opened into the dining/family room. This creates a free-flowing living space that is sure to become the centre piece of family life.

The dining area, closest to the kitchen, can easily accommodate a large style dining table. Moving further into the room, you find yourself in a cathedral-style sunroom with high ceilings and windows on all sides. A log-burning stove creates a natural focal point around which you can house a full-sized suite.















## Utility Room





The ground floor accommodation is completed by a substantial ground floor study which could comfortably be repurposed as a fifth double bedroom or an additional public room.





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The first-floor houses 4 double bedrooms, two of which are en-suite, and the family bathroom. The front-facing master bedroom is particularly spacious and includes a dressing area with two large integrated wardrobes, plenty of floor space for a full suite of free-standing bedroom furniture and also includes access to a contemporary en-suite shower room which is partially tiled. The second bedroom is a further large double bedroom with integrated wardrobe and access to an en-suite shower room. The third and fourth double bedrooms also benefit from integrated wardrobes. The accommodation on this floor is completed by the family bathroom with includes a corner bath, separate shower cubicle, and is finished with partial tiling.

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Master Bedroom





**Master En-Suite**





**Bedroom 2**





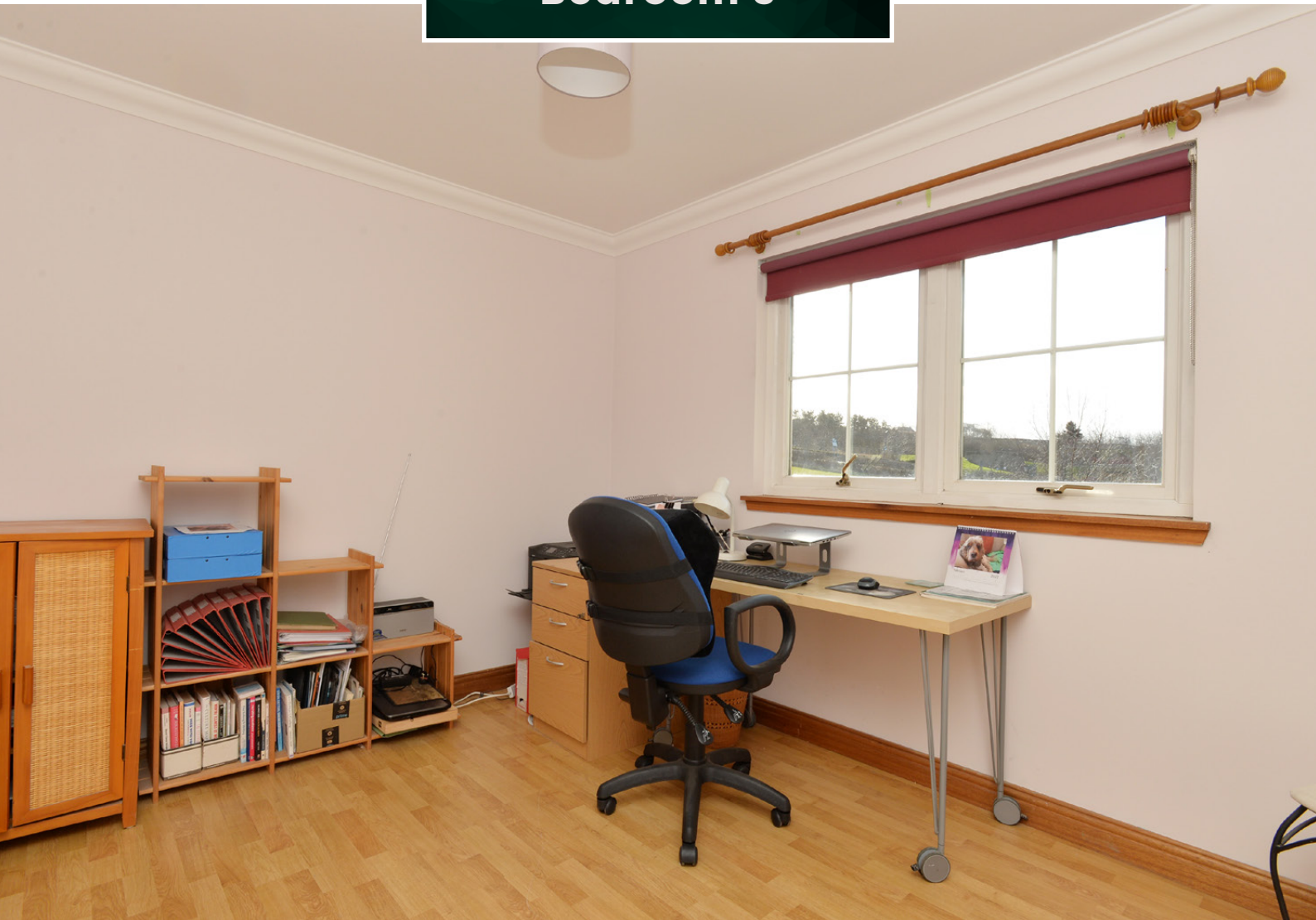
## **BEDROOM 2 EN-SUITE**







**Bedroom 3**

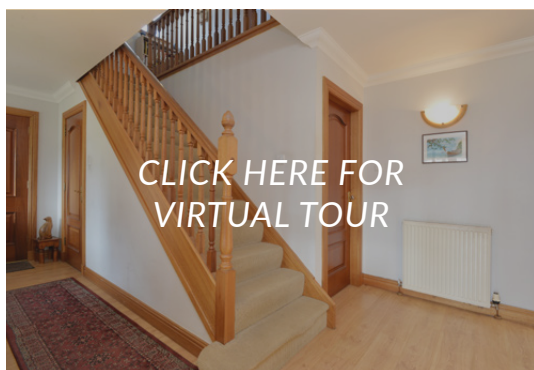




**Bedroom 4**





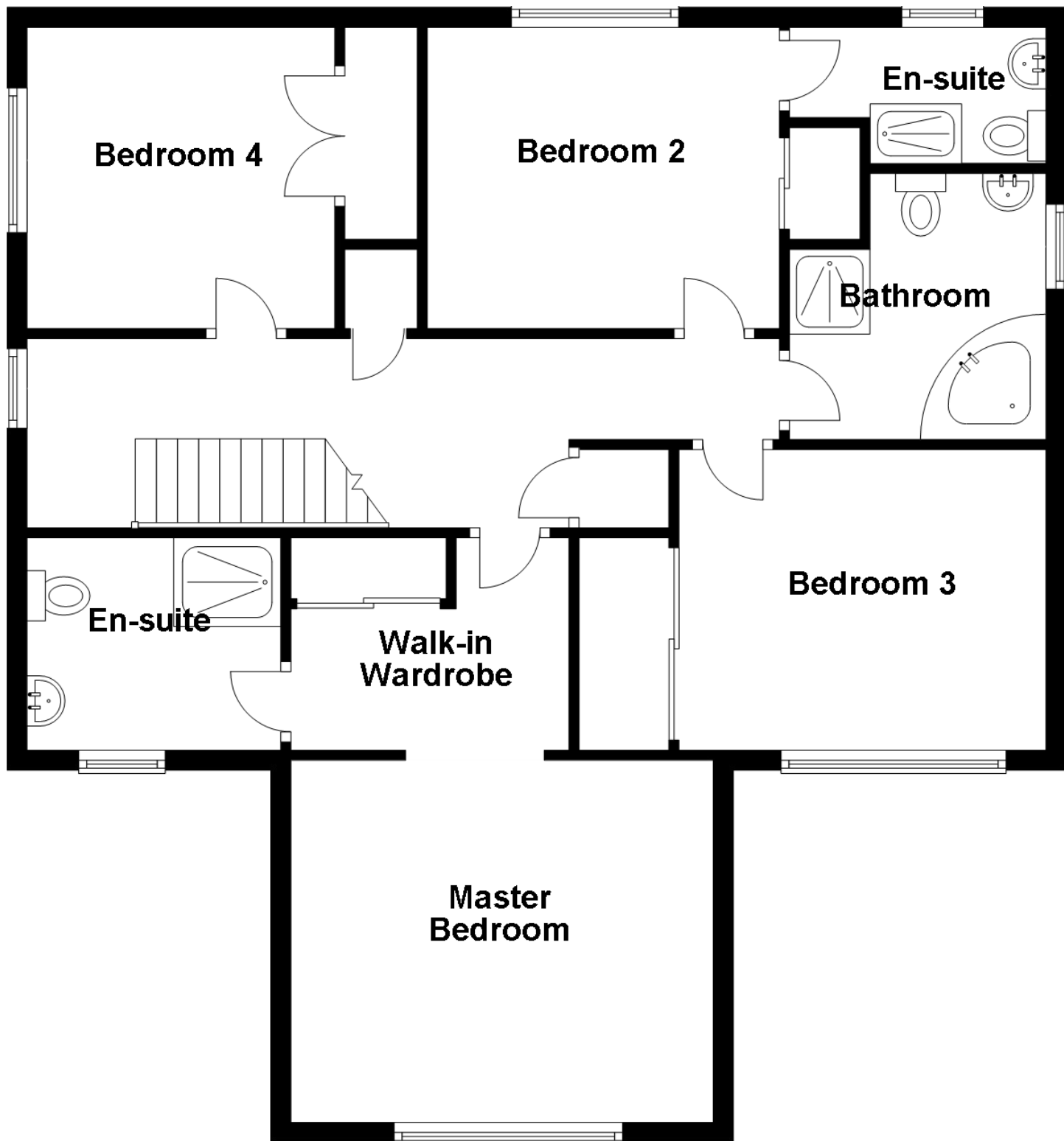


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Approximate Dimensions  
(Taken from the widest point)

Family Room	7.24m (23'9") x 3.70m (12'2")	WC	1.84m (6'1") x 0.81m (2'8")
Lounge	5.48m (18') x 4.20m (13'9")	Garage	5.75m (18'10") x 5.32m (17'5")
Kitchen	4.62m (15'2") x 4.00m (13'1")		
Study	3.59m (11'9") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 192m <sup>2</sup>	
Utility	2.82m (9'3") x 1.61m (5'3")	EPC Rating: C	

**GROUND FLOOR**



Approximate Dimensions  
(Taken from the widest point)

Master Bedroom	4.20m (13'9") x 3.60m (11'10")	En-suite	2.55m (8'4") x 1.35m (4'5")
En-suite	2.25m (7'5") x 2.02m (6'8")	Bedroom 3	3.65m (12') x 2.99m (9'10")
Walk-in Wardrobe	2.77m (9'1") x 2.11m (6'11")	Bedroom 4	3.06m (10') x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")	Bathroom	2.55m (8'4") x 2.41m (7'11")



Externally, the property sits on a wide plot with a mature wrap-around garden. A monobloc driveway can easily accommodate two cars and gives access to a two-car integral garage which can also be accessed from the main hallway inside the house.











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The property sits in a small private development in Whitehill, a small village on the edge of Dalkeith. The village enjoys a superb semi-rural feel while only being minutes away from a massive array of amenities. A bus route directly passes the end of the street and gives immediate access to Dalkeith and Edinburgh.

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 in the west.

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## The Location

[CLICK HERE FOR DRONE VIDEO](#)



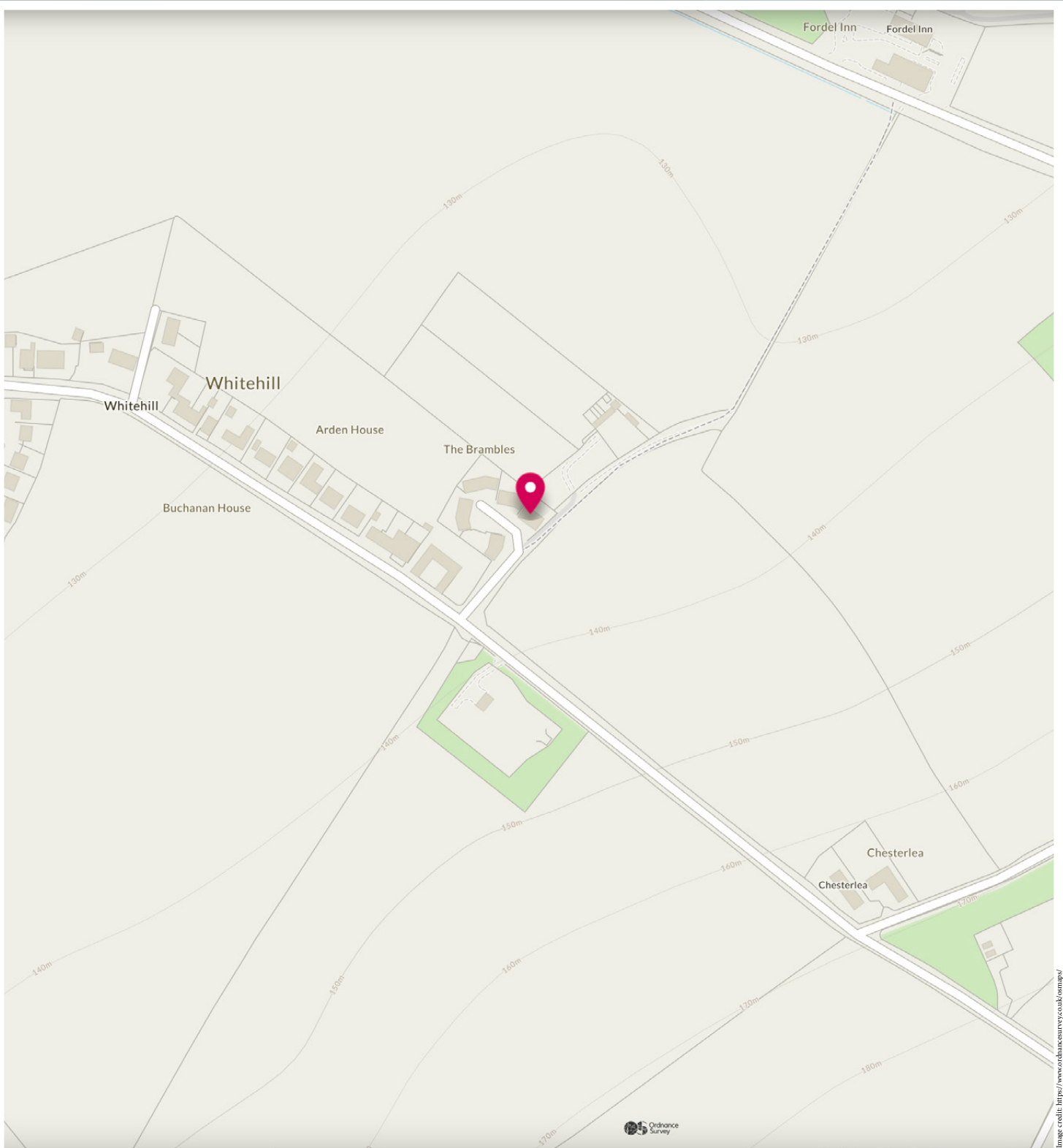


## DALKEITH COUNTRY PARK

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 after that, every major trunk route is within the most comfortable possible reach. Eskbank station is just a 10-minute drive from the property giving access to the Borders Railway and an onward journey time of 20 minutes into central Edinburgh. 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 twenty minutes except at peak times. The property sits almost midway between Dalkeith Country Park and Vogrie Country Park, both of which offer an outstanding range of family activities and country walks.

Local amenities include Kings Park, fitness and leisure centres, soft play and trampoline centre. Being just 5 minutes from the A1 gives easy access to the East Lothian coastline with its many superb sandy beaches and Scotland's Golf Coast.

## The Location



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