



Lugton House, 6 Lugton Brae, Dalkeith, Midlothian, EH22 1JX

Spacious & Unique, Four-Bedroom, C Listed Stone-Built Detached Home with Gardens & Driveway

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Property Description

Beautifully presented, spacious and unique, four-bedroom, C Listed stone-built detached family home with gardens and driveway. Situated in the heart of an exclusive conservation area adjoining Dalkeith Country Park, on a quiet leafy side street, in Dalkeith, Midlothian. Comprises a porch, hallway, living room, dining room, kitchen, utility room, three double bedrooms with en-suites, a fourth flexible bedroom/family room, an office, and a ground-floor WC.

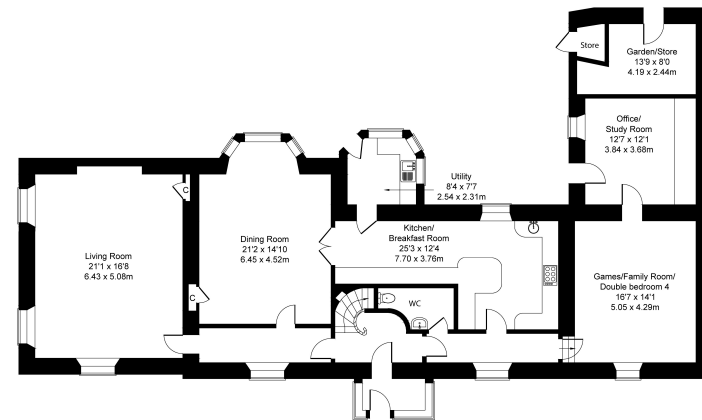
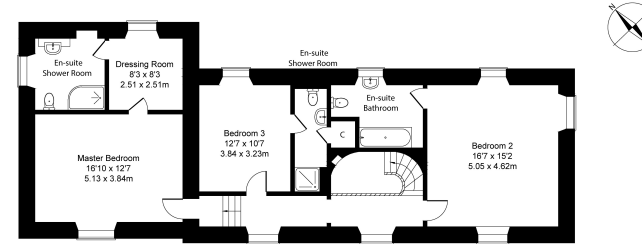
A rarely available property with a tasteful mix of quality contemporary fittings and retention of period details. Highlights include tall ceilings and exceptional room sizes, an integrated kitchen, modern bathroom suites, and extensive quality flooring and contemporary lighting. In addition, there is gas central heating, working window shutters, multiple TV points and good storage provision including a garden store room. Set on a raised plot, there is low-maintenance landscaping to the front; with extensive parking set to the rear, along with a lawn, patios, and planting beds. Hot tub and snooker table are available by separate negotiation.

A welcoming entrance porch features windows at all three aspects and space for outerwear; and opens into the hallway which affords access throughout the majority of the ground floor, including a convenient WC. Set to the front, the tastefully finished dual-aspect living room features a gas fireplace, a wall-mount TV point and a built-in storage cupboard.

Whilst a spacious and elegant dining room is set adjoining, featuring a rear-facing bay window and double doors affording access to the generously sized kitchen, fitted with modern units, stone effect worktops with matching splash backs and spotlighting. Appliances include an integrated oven, a six-ring gas hob with an extractor hood and a double oven; whilst the utility room features garden access and further units and worktops, and space for freestanding appliances, with a washing machine and freezer included in the sale. Currently used as a games room/family room, a flexible fourth bedroom offers a versatile space, and features a front aspect, a wall-mount TV point, carpeted flooring and an exposed stone wall with a period cast iron fireplace; whilst set off, there is a spacious office/study which allows access to the garden.

On the upper floor, the master bedroom has a front-facing aspect and features carpeted flooring and a central light fitting, whilst set off, with a rear-aspect there is a walk-in dresser and a large en-suite shower room with a mains mixer shower and modern wall panelling. Bedroom two is set to the opposite side, with a triple aspect allowing plentiful natural light, carpeted flooring and an en-suite bathroom with a three-piece suite including a shower over the bath. A further carpeted bedroom is set to the rear, also featuring an en-suite shower room.

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Approximate Gross Internal Area: (3240 sq ft - 301 sq m.)



Legal Disclaimer: Floor plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.











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