



MACWOOD



1 FORTH VIEW LOAN,  
DALKEITH, EH22 2QT





# WHAT YOU NEED TO KNOW



4 2 3

Four-bedroom detached family home featuring a rear garden, double garage, and driveway, peacefully nestled on the outskirts of Dalkeith within a sought-after residential development.

From the foyer with storage, you enter a tastefully presented hallway. To your right is a dual-aspect living room that spans the length of the property. Light-filled and with patio doors leading out to the rear garden, this is an ideal place for family life. From here, you pass a dining room overlooking the garden before arriving at the dining kitchen. Boasting a L-shaped layout, this room features quality wall and floor units, worktops, white splashback tiling, and high-spec integrated appliances. Further storage is available in the utility room. Completing the accommodation on this floor is a WC. A carpeted staircase takes you to a mezzanine-level lounge that offers flexible space. Four double bedrooms are situated on the first floor. The principal bedroom features built-in mirrored wardrobes and an en-suite shower room. This floor also contains the family bathroom which comprises a separate shower enclosure alongside a bath. Externally, the south-west-facing rear garden has a raised decking area and a neat lawn, making it perfect for pets and children.



## OUR EXPERT SAYS...

*“Charming Dalkeith home with versatile interiors, delightful garden, and proximity to amenities—a perfect family retreat.”*

**- Ross MacDonald,  
Director**



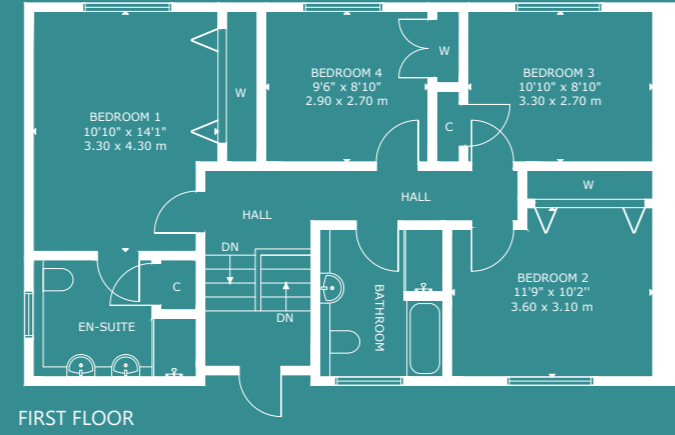
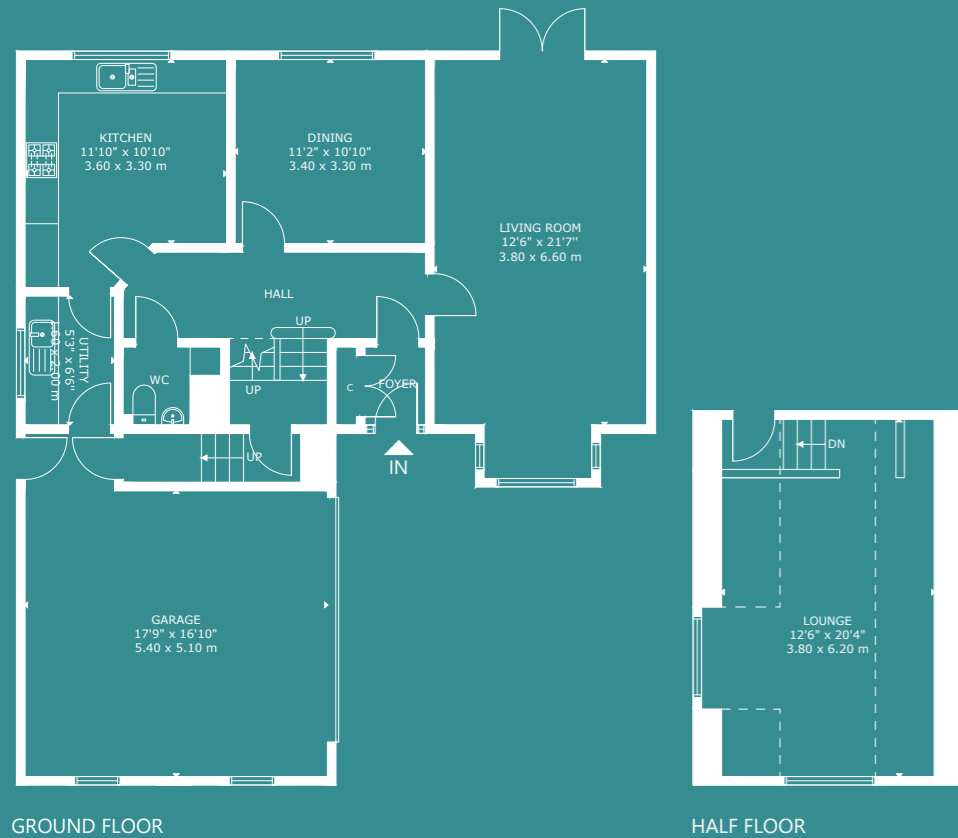
**1,838 FT<sup>2</sup>**







# FLOORPLAN



# LOCATION

Situated approximately eight miles south-east of Edinburgh's City Centre, Dalkeith is a bustling Midlothian town popular with families and commuters alike due to its proximity to the City Bypass.

Residents benefit from a diverse range of leisure facilities, including those at Dalkeith Country Park, Kings Acre and Newbattle Golf Clubs, David Lloyd Health Club Shawfair, and the Midlothian Snowsports Centre.

The area boasts an array of local dining and retail amenities, including a Tesco Superstore, and within a short drive - Dobbie's Garden Centre, Straiton Retail Park, and Fort Kinnaird Retail Park offer more choices, including a multiplex cinema.

Education at primary school and high street level is well-catered for, and it is an ideal position for access to the Edinburgh Royal Infirmary and Queen Margaret University.

Convenient transport links include regular bus services into Edinburgh, the A7 linking to the City Bypass, and the Eskbank Train Station on the Borders Railway Line which is a ten-minute drive away.





MACWOOD



**TO REGISTER YOUR  
INTEREST, CONTACT:**

4 Redheughs Rigg  
Edinburgh  
EH12 9DQ



[ross@macwoodproperties.com](mailto:ross@macwoodproperties.com)



07388 361 564