



Hillcrest, Woolmet, Dalkeith, **EH22**

---





A **rarely available** four bedroom, detached house with enclosed garden.

Hillcrest is an exceptional four bedroom detached period home presented in move-in condition throughout. The property has an ideal semi-rural location that benefits from a countryside position and superb views, all just a twenty-minute drive from Edinburgh's city centre.

This substantial property sits within an enclosed garden with electric gates and EV charge pod. The accommodation comprises: entrance hallway, a lovely sitting room with log burner leading into a large conservatory/ family room.



EPC  
F

<b>Offers Over</b> £740,000	<b>Tenure</b> Freehold	<b>Local Authority</b> Midlothian	<b>Council Tax</b> Band G
--------------------------------	---------------------------	--------------------------------------	------------------------------



A spacious kitchen with breakfast bar and seating area. A utility room next to the kitchen and leading into the bright and spacious home gym. The private garden can be accessed from the utility room.



Upstairs, a lovely principal bedroom with built in wardrobes and en-suite shower room. Three further double bedrooms with built in wardrobes, spacious bathroom with shower over bath tub. There is a converted attic that can be used as storage, kids room or an office.

The property further benefits from an office pod in the garden with electricity, double glazing, ample storage, low maintenance astro turfed rear garden and ample parking space as well as EV charge pod.

## Features

- Detached property
- Four bedrooms
- Two bathrooms
- Large private garden
- Attic space
- Office pod/Summer House
- EV charger
- Electric gates





## Location

Hillcrest is well placed for access to both Musselburgh and Dalkeith which offer many amenities including independent shops, restaurants and major supermarkets including a Morrisons and a Tesco Superstore. It is also within a short distance to the popular Fort Kinnard retail park which boasts a range of shopping outlets, eateries, and cinema. An excellent network of cycle and walking paths are also being designed, encouraging more active travel with lots of landscaped green spaces and just four miles from Portobello beach, this property is ideally situated for outdoor enthusiasts.

There are excellent travel links including Shawfair railway nearby with trains to and from Edinburgh in just 15 minutes, and easy access to the Edinburgh City Bypass, offering quick links to Edinburgh Airport, Glasgow and more.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

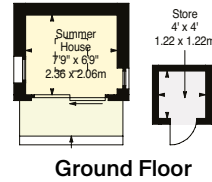
**Approximate Gross Internal Floor Area**

**3158 Sq Ft - 293.38 Sq M**

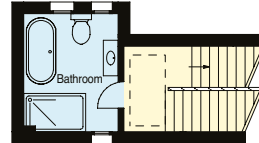
**Attic: 542 Sq Ft - 50.35 Sq M**

**Summer House & Store: 69 Sq Ft - 6.41 Sq M**

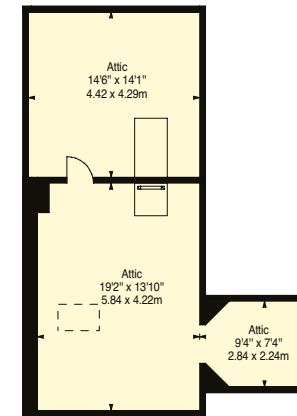
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



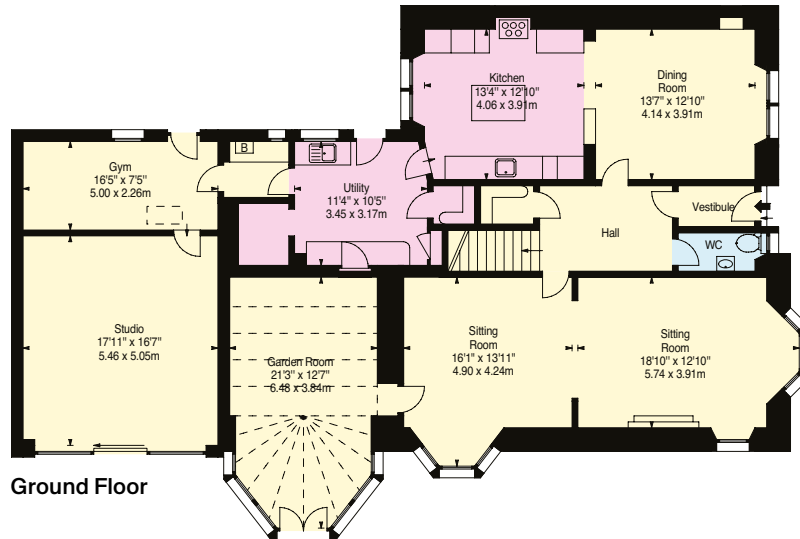
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



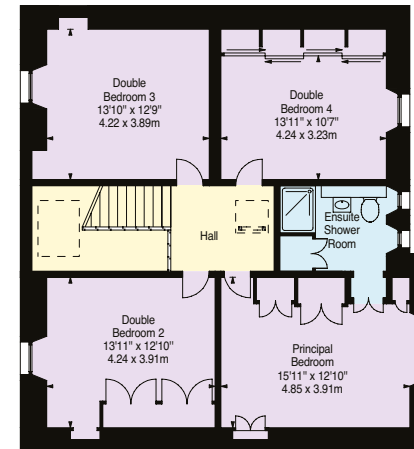
**Ground Floor Half Landing**



**Second Floor**



**Ground Floor**



**First Floor**

**Outbuildings**

**Knight Frank Edinburgh**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Ricardo Volpi**  
 0131 222 9600  
[ricardo.volpi@knightfrank.com](mailto:ricardo.volpi@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)