



207 Newbattle Abbey Crescent, Eskbank, Dalkeith EH22

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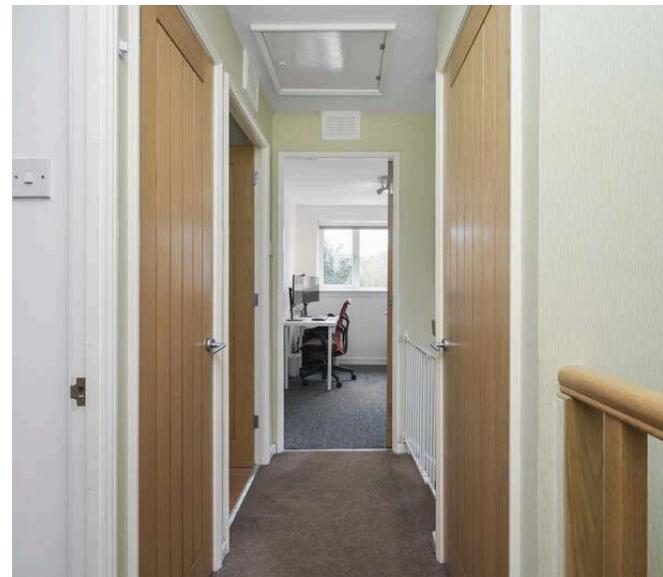


Offered to buyers is this charming link detached family home set in a desirable residential area within Eskbank. This home is tastefully presented and move in condition and briefly comprises of a vestibule entrance giving an ideal space for coats and shoes; entrance hall with WC and an exceptionally large storage cupboard; spacious double aspect lounge with large windows giving a fantastic natural light, ample space for lounge and dining room furniture; conservatory making an ideal family room and views over the rear garden. The kitchen has a modern range of upper and lower units, integrated fridge, oven and microwave, gas hob and ample worktop space. A useful separate utility room with space for a fridge freezer, washing machine, dishwasher and tumble dryer, there is a large storage cupboard and access to the garage from this room.

- Spacious link detached family home
- Generous sized lounge/dining room, kitchen & utility room with access to garage
- Conservatory with views of the garden
- 3 Bedrooms, family bathroom, downstairs WC
- Garden to front and rear, garage & driveway







On the upper level are two large storage cupboards and access to the attic, giving further storage space. Three generous bedrooms, bedrooms one and two have built in storage and are all in good decorative order. The modern bathroom has a shower over the bath, glazed shower screen, sink within a modern vanity unit, wc and window giving natural light.

Externally there are well maintained gardens to the front with driveway and garage. To the rear are south west enclosed gardens giving a safe play area for any pets and children and a raised decked area, ideal for alfresco dining.

The property benefits from gas central heating and double glazing.





Location

Eskbank is a highly regarded area situated on the outskirts of Dalkeith. One of Midlothian's premier postcodes, it blends a pleasant countryside setting conveniently close to Edinburgh city centre. Its residents benefit from a large Tesco Supermarket at nearby Hardengreen and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity lends itself to tranquil country walks including Dalkeith Country Park, Newbattle Abbey and a number of golf courses. Schooling is well represented from nursery to senior level and the Edinburgh College Midlothian Campus is also easily accessible. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The Borders Railway link also has a station at Eskbank for easy commuting into Edinburgh city centre.

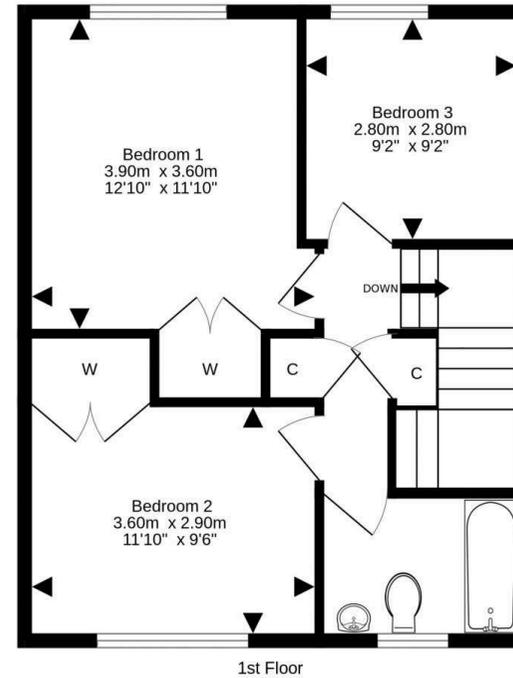
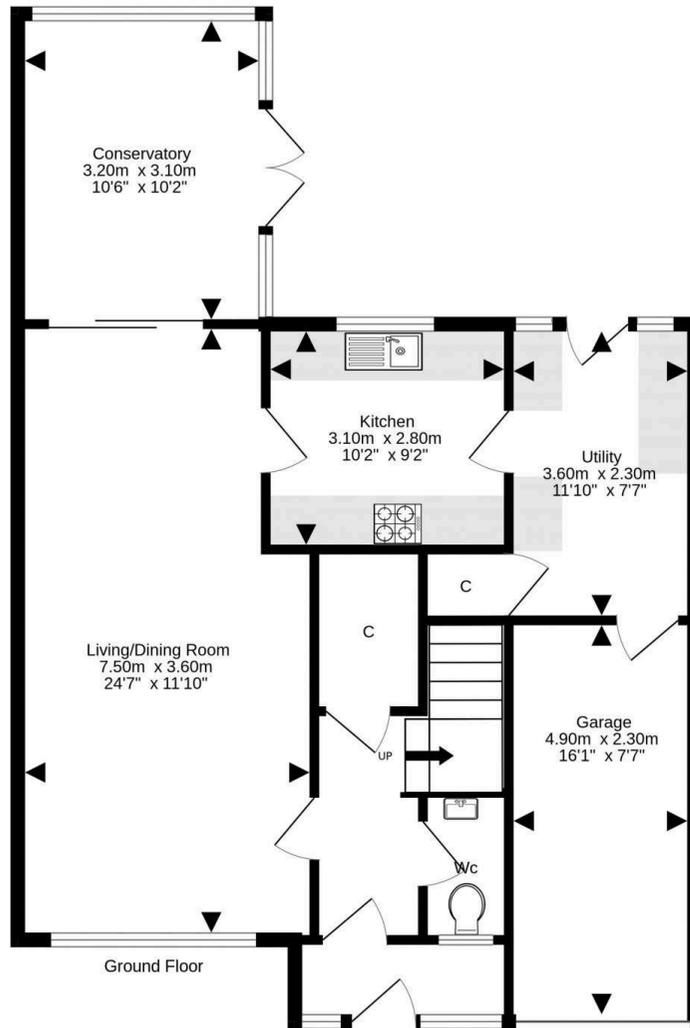
Extras

Included in the sale are window coverings and light fittings. Some white goods may be offered by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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