



44 Saint Davids Gardens, Eskbank, Dalkeith, Midlothian, EH22 3FE

Immaculately Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens and driveway. Set adjacent to a shared green, in a desirable, leafy development, in the Eskbank residential area, Dalkeith, Midlothian.

Comprises an entrance hall, open-plan kitchen and living room, dining room, sitting room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Tastefully finished throughout, highlights include a high-quality, integrated kitchen, modern bathrooms and wood-effect flooring throughout the ground floor. In addition, there is a multi-room sound system, spotlighting, HIVE gas central heating, double glazing and good storage, including a loft.

The front garden is laid to lawn, with a driveway, whilst the rear garden includes a lawn, patios and a shed.

The development offers additional, unrestricted, on-street parking and visitor spaces, as well as leafy, well-maintained communal grounds, including a playpark.

A bright, spacious entrance hall, with a WC, is finished with modern, wood-effect flooring which continues throughout the ground floor. Set to the rear, spanning the entire width of the property, the open-plan kitchen and living room benefits from generous glazing, which opens onto the rear garden. Zoned by a breakfast bar, the kitchen is fitted with streamlined, contemporary units, Corian worktops and under-cupboard LED lighting. Appliances include an integrated double oven, an induction hob, a concealed extractor fan, a fridge/freezer, a washing machine and a dishwasher. The stylish living area features a built-in electric fire and offers a comfortable space, with views across the garden. Set to the front, a dining room has plenty of room for a family-size dining table, whilst a further, versatile room, currently arranged as a sitting room, could alternatively represent a fifth bedroom.

Upstairs, the tastefully presented master bedroom is accompanied by integrated wardrobe storage and an en-suite shower room, whilst three further bedrooms offer good-sized, flexible spaces.

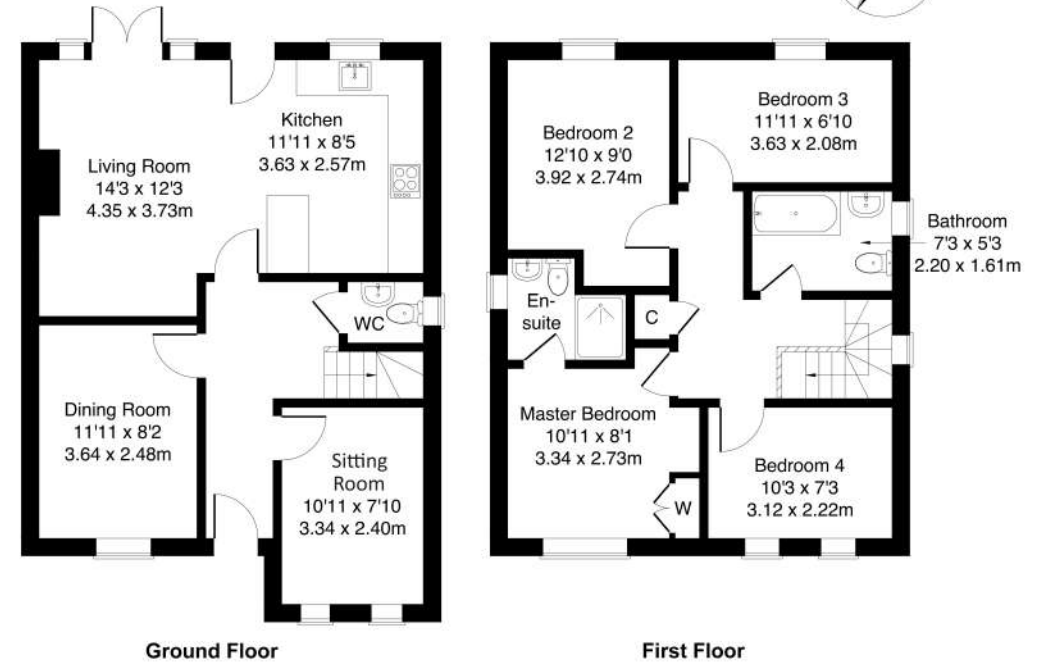
Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

A 360 Virtual tour is available online.



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Approximate Gross Internal Area: (1173 sq ft - 109 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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