



6 Orchard View, Eskbank, Dalkeith, Midlothian, EH22 3JZ

Rarely Available, Spacious, Detached, Five-Bedroom Family Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Rarely available, spacious, detached, five-bedroom family home, with a conservatory, gardens and an integrated garage. Located in an exclusive and leafy cul-de-sac, in the Eskbank area of Dalkeith, Midlothian.

Comprises a hallway, living room, family room, conservatory, kitchen, utility room, five flexible double bedrooms, office, en-suite shower room, a family bathroom and a ground-floor WC.

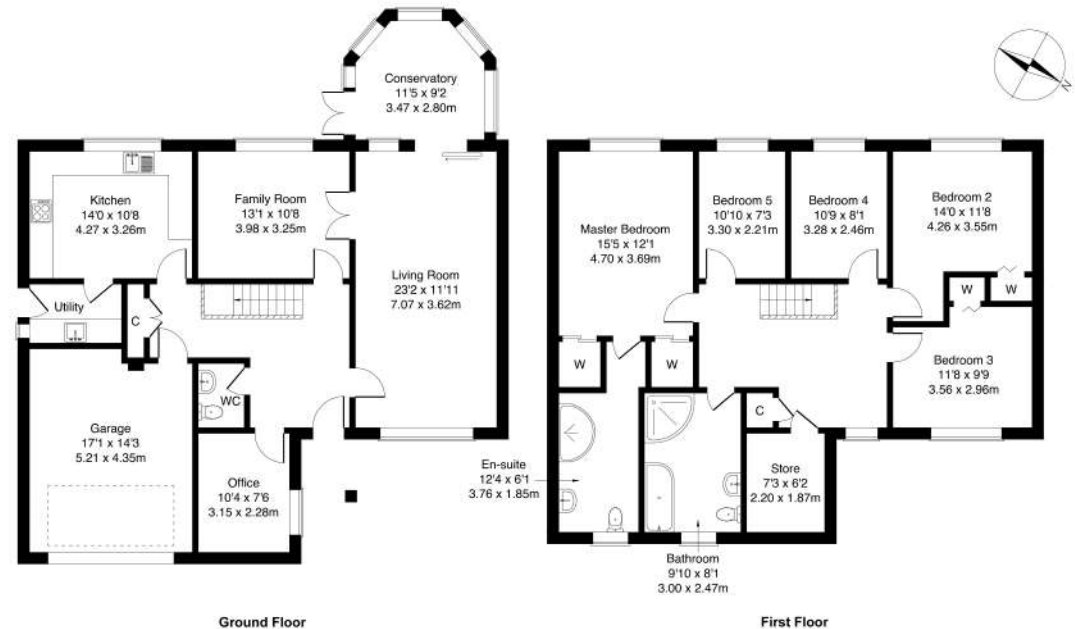
Highlights include a quality fitted kitchen with appliances, generous bathroom suites with separate shower cubicles, and multiple TV points. In addition, there is gas central heating, double glazing, a loft and a double garage with power and lighting.

A particularly generous plot incorporates a mono-blocked double driveway, lawns, patios and a mix of flowering shrubbery. The development also offers additional, unrestricted, on-street parking, visitor spaces and well-maintained grounds.

A bright, spacious entrance hall, with storage, a WC and garage access, leads to a dual-aspect living room on the right. Offering plenty of space for freestanding furniture, the well-presented reception room opens into a versatile conservatory, with access, via French doors to the rear garden. Also leading off the living room, a family room provides a good-sized, versatile space, with options for alternative use. A kitchen, with space for seated dining, is fitted with traditional-style units and stone-effect worktops. Appliances include a six-burner range cooker, a canopy, a dishwasher and a fridge, whilst an adjoining utility room, with garden access, provides space and plumbing for additional appliances.

Accessed from a landing, with generous storage, upstairs, five bedrooms are well-proportioned and flexible. Three of the bedrooms benefit from built-in wardrobe storage, with the master bedroom further benefiting from a modern, en-suite shower room. Completing the accommodation, a four-piece family bathroom includes a chrome, ladder-style radiator, vanity storage and tiled splash walls.

mov8 REAL ESTATE
6 Orchard View, Eskbank, Dalkeith EH22 3JZ
Approximate Gross Internal Area: (2368 sq ft - 220 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 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

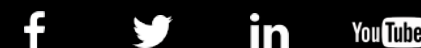
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.