





McDougall McQueen are delighted to present to the market this lovely bright and wonderfully spacious extended four-bedroom, detached house. Occupying a prime location within an established and much sought-after residential estate in the highly desirable area of Eskbank, Midlothian. The property is well placed to take advantage of all the local shopping and schooling Eskbank and Dalkeith has on offer. The property has been well maintained, throughout the years by its owners and is presented in clean condition throughout but would now benefit from some light upgrading and provides a fantastic opportunity to further enhance. We recommend viewing at your earliest convenience to avoid disappointment as this house will make a wonderful family home.

- Entrance porch
- Ground floor WC
- Spacious living room with large picture window to the front, electric fire, and fire surround
- Dining room with French doors to the garden room/family room.
- Superbly fitted kitchen with a range of units, gas hob, oven, extractor, integrated microwave oven/grill, integrated fridge, and integrated dishwasher
- Additional dining/breakfasting room
- Upper hallway with loft ladder access (part floored with light) airing cupboard and shelved store cupboard
- Main bedroom with twin front facing windows, triple mirrored wardrobes, store cupboard, and sink with vanity unit
- Bedroom two with window to the front, and built-in wardrobe
- Bedroom three with rear facing window, and built-in wardrobe
- Bedroom four with rear facing window
- Family shower room with double shower base with electric shower, sink with vanity unit, comfort height wc, wet wall, and mirror with light
- Gas central heating (new boiler), gas central heating, and alarm system
- Driveway & Integral Garage with light and power
- Superb private and mature garden grounds which are ideal for outside entertaining and relaxation



## Location

The highly desirable and historical area of Eskbank is a much sought-after location within Midlothian providing a vast range of houses and buildings dating back to Edwardian and Victorian times with additional new build housing estates, providing the choice for a vast range of potential purchasers. There are a range of local shops and recreational facilities within easy reach including golf courses and sporting facilities with the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg providing further choice. A wider selection of retail outlets can be found close-by at Fort Kinnaird, Straiton Retail Park, and Cameron Toll. The area is served by a Tesco Superstore with big name drive-through eateries close-by. Local schooling is excellent with the highly-acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass with regular public transport links to the City Centre. The borders rail line provides a fast and efficient link between the Borders, Midlothian, and Edinburgh with Eskbank having its own train station further enhancing the area and providing a marvellous alternative for commuters.

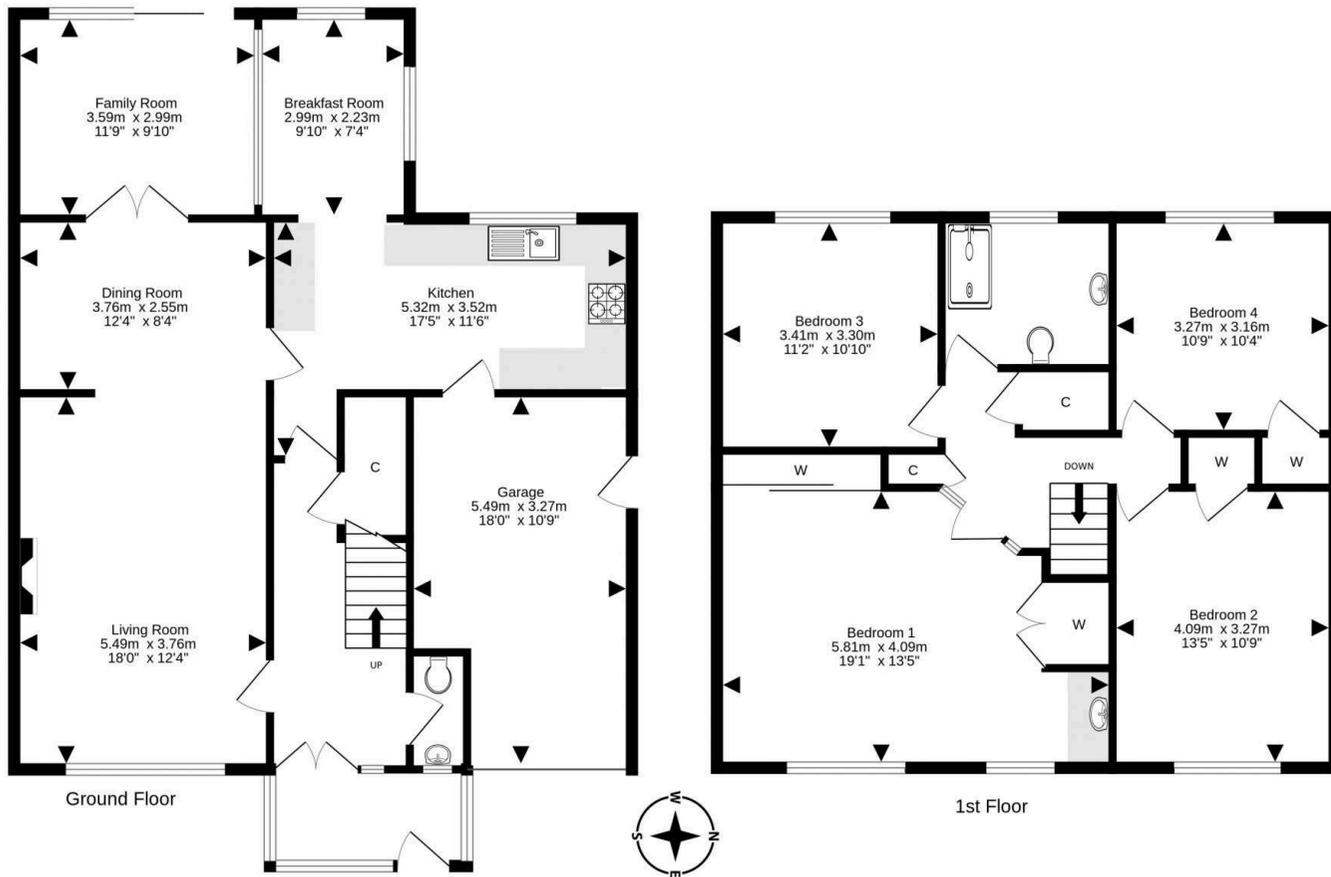
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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. Made with Metropix ©2024



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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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