



42 Captains Gardens  
DALKEITH | ESKBANK | EH22 3FY

  
**warners**  
solicitors & estate agents

# 42 Captains Gardens

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The Rum is part of a stylish new development located within the Eskbank, a short distance to varied amenities and having easy access to excellent road links & public transportation.

Designed to the highest standard and with modern living in mind, benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail, this exceptional detached home has everything to offer. The front facing family room can also be used flexibly as a study and benefits from convenient storage provision. The lounge offers a generous space to relax and unwind, and is opens seamlessly to the dining kitchen which overlooks the private rear garden, creating a flexibly space & layout for any family's' needs. On the upper level, the master suite benefits from built-in wardrobes, and en-suite bathroom. Three further bedrooms, and a family bathroom complete the accommodation. Early viewing is highly recommended!

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



**THE RUM**  
20 HALL GATE  
EDINBURGH | 2020 | Month 2020X  
Views shown: Photo X, X & X  
Views handed: Photo X, X & X

dandar:



**Ground Floor**  
Kitchen: 9.00m x 7.20m | 10'0" x 20'0"  
Study/Family: 2.20m x 3.00m | 8'0" x 12'0"  
Garage: 8.40m x 2.20m | 27'6" x 7'0"



**First Floor**  
Bedroom 1: 4.10m x 3.00m | 10'0" x 11'0"  
Bedroom 2: 2.70m x 3.00m | 8'0" x 11'0"  
Bedroom 3: 2.80m x 3.00m | 9'0" x 10'0"  
Bedroom 4: 2.70m x 2.00m | 9'0" x 8'0"

DISCLAIMER: The information and images contained in this document are intended to provide a general overview of the proposed development. They are not intended to be used as a basis for any financial or other decision. Please refer to the full prospectus for more information. The document does not constitute an offer of any securities or other financial products. It is not intended to be used as a basis for any financial or other decision. Please refer to the full prospectus for more information.

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