





Another outstanding opportunity presented to the market by McDougall McQueen. This wonderful semi-detached house is situated in a prime location in much sought-after and desirable modern residential estate in area of Eskbank, Midlothian. Offering flexible accommodation over two levels this property is ideal for professional couples and those with young families, in addition to being well placed to take advantage of all the local shopping and the excellent schooling Eskbank and Dalkeith has on offer. The front and rear gardens are ideal for entertaining visitors and relaxation, with both allocated and visitor parking there is ample room for a number of cars if required. The property is presented in excellent condition throughout having been well maintained and improved by its current owners. We recommend viewing at your earliest convenience to avoid disappointment as this a rare opportunity to purchase in a prime much sought-after area of Midlothian.

- Entrance hallway
- Spacious living room with French doors with glass side panel leading to the rear garden, electric fire, and fire surround
- Dining room with twin front facing windows and a handy under stair store cupboard
- Study office/bedroom five with front facing window
- Lovely, fitted kitchen with access to the rear garden, with a range of base and wall units, gas hob, oven, extractor, with integrated fridge freezer, washing machine, and dishwasher
- Ground floor WC
- Upper hallway with airing cupboard and loft access
- Family bathroom with three-piece white suite, shower over the bath, wc and sink
- Main bedroom with front facing window and double wardrobes
- En-suite shower room
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Bedroom four with twin front facing windows
- Double glazing and gas central heating
- Allocated and visitor parking



## Location

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a 24-hour Tesco Superstore within walking distance of the property. 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 and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

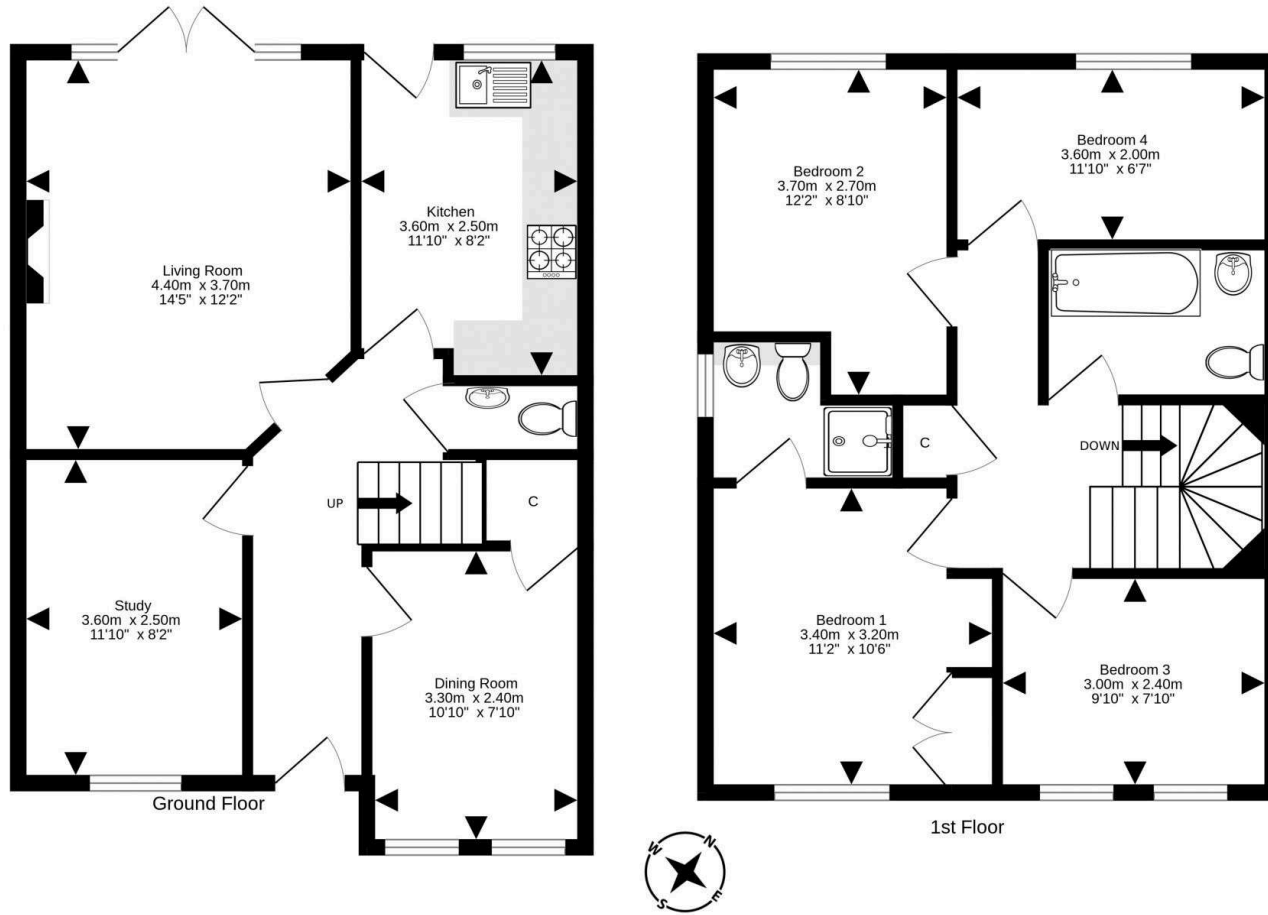
## Extras

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

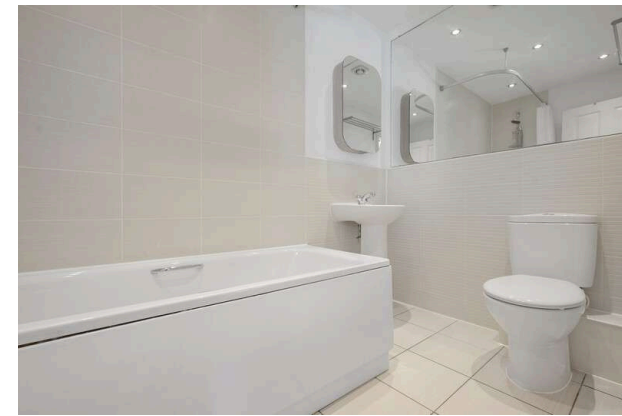
## Price & Viewing

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

**FPC Band -TRC**



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.

