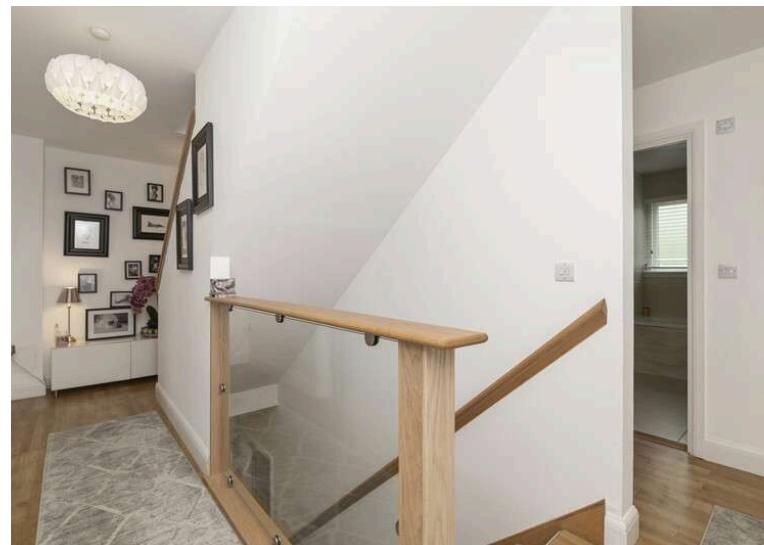




13 Eskpoint, Ironmills Road, Dalkeith, EH22 1HW

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



One of just fifteen residences at Esk Point, just situated off Ironmills Road and one of the most exclusive addresses in a sought-after area, this contemporary mid-terrace three-storey townhouse promises a first-class family home built to a high standard, characterised by beautiful natural light, stylish luxury interiors and leafy views of the idyllic setting. This property can only be appreciated by viewing, the flexible accommodation, generous room proportions and excellent storage, make this the perfect family home. The heart of this home will no doubt be the stunning kitchen/dining room where stretching along the far wall, a bank of tall larder units conceals an abundance of storage and houses integrated appliances. Glazed doors give direct access to the patio/balcony area with stunning views and perfect for alfresco dining and relaxing to the sounds of the river.

- Stunning Townhouse in Idyllic Setting
- Spacious Lounge, 4 Bedrooms and 4 Bathrooms
- Contemporary Kitchen/Dining Room, Utility Room
- 2 Balconies, Driveway & Allocated Space
- Set in Quiet Courtyard with River Views
- Well placed for commuting to the City



## Location

Quietly situated off Ironmills Road and close to Lugton Brae this property is close to an excellent range of local amenities within the sought-after area of Dalkeith, only 8-miles from Edinburgh city centre. The surrounding area offers outstanding natural beauty with tranquil walks and cycle paths which can be found on the banks of the River North Esk and Benbught Woods. For picnics and fun days out, nearby Vogrie Country Park and King's Park are both ideal locations. In addition to these is the popular Dalkeith Country Park which features excellent eating and shopping facilities at the Restoration Yard as well as great children's entertainment at Fort Douglas. Dalkeith enjoys an excellent choice of shops, coffee shops and restaurants, with a large supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away with popular High Street outlets combined with a cinema and restaurants. Dalkeith benefits from excellent transport facilities, including regular buses and a nearby train station at Eskbank. The City Bypass is within easy reach making this an ideal location for commuting. Access to a bike store.

## Extras

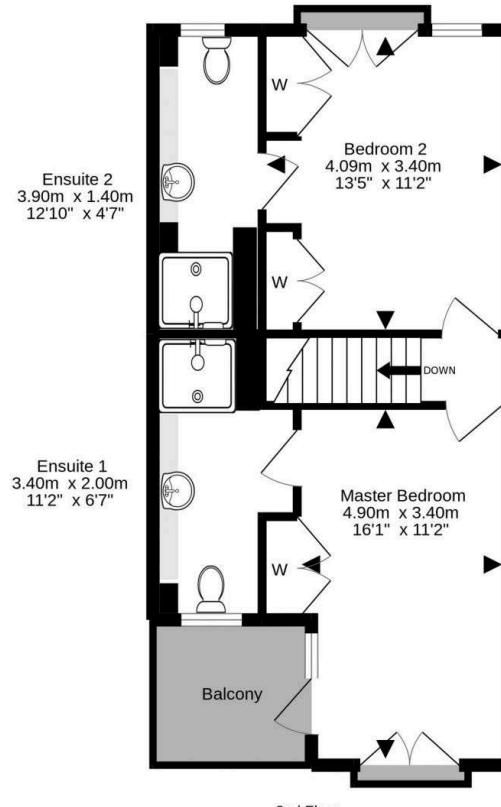
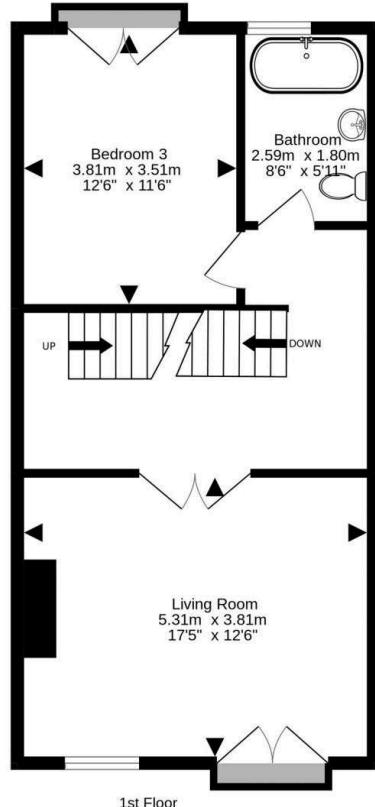
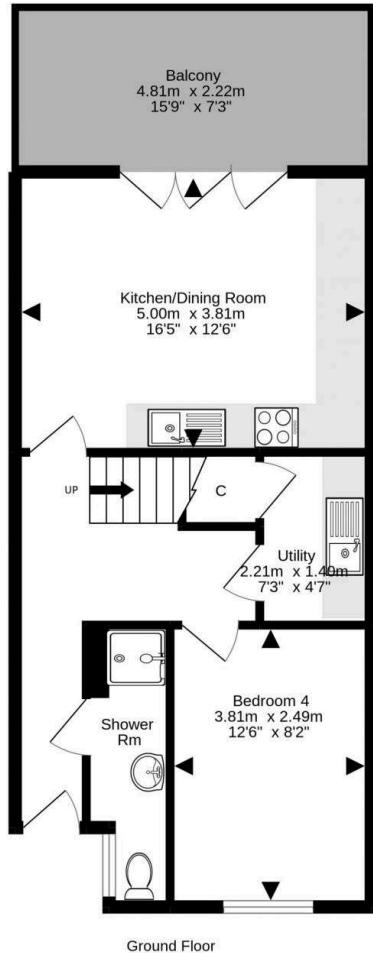
Included in the sale are window coverings and blinds, light fittings in Bedroom 3. Other items of furniture by separate negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

**EPC Band - C**

**Council Tax Band - F**



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.

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