



1 Crame Terrace, Dalkeith, Midlothian, EH22 3JP

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A real find, rarely available, not to be missed opportunity. McDougall McQueen are delighted to present to the market this lovely bright and wonderfully spacious four-bedroom, detached house. Occupying a prime cul de sac 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. There are substantial private garden grounds to the front, side, and rear, with a driveway that provides off street parking and access to an attached double garage with remote up and over door, light and power. 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 upgrading and provides a fantastic opportunity to further enhance. The private garden grounds provide the ideal space for outside entertaining and relaxation with the option to build and extend given statutory planning and consents. We recommend viewing at your earliest convenience to avoid disappointment as this house will make a wonderful family home.

- Entrance hallway with storage
- Ground floor shower room with wc and sink with vanity unit
- Spacious sitting room with full height picture window to the front, electric fire, and fire surround
- Dining room with high level window to the side and full height picture window to the rear
- Kitchen with space for dining, base and larder units, with access to the garden grounds
- Upper hallway with airing cupboard and access to a part floored loft
- Main bedroom with front facing window affording lovely views and built-in mirrored wardrobes
- Bedroom two with window to the front, again with views and built-in wardrobes
- Bedroom three with rear facing window, wonderful views, and built-in wardrobes
- Bedroom four with rear facing window
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink with vanity unit
- Gas central heating
- Driveway
- Double garage with light, power, and remote up and over door
- Superb private and mature garden grounds which are ideal for outside entertaining and relaxation with tremendous potential to extend the existing property



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 24-hour 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.

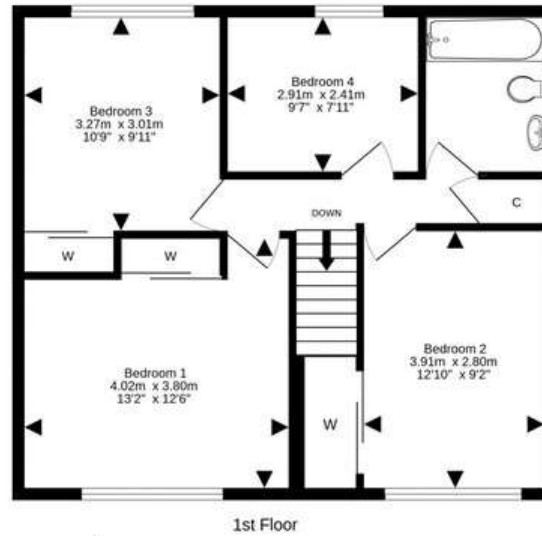
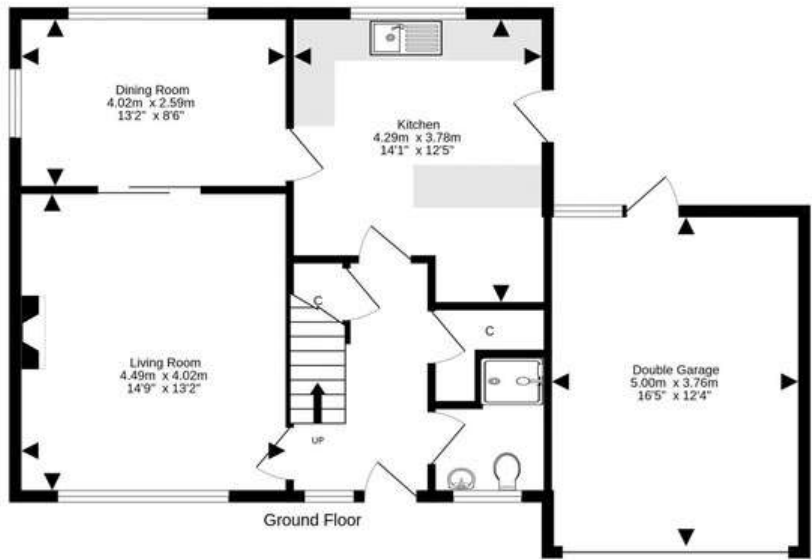
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and any remaining 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.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

