





Stunning, immaculately presented, as new four-bedroom detached property available now, originally built by David Wilson Homes in 2017 and having the remainder of its NHBC warranty. McDougall McQueen are delighted to present to the market this lovely bright and wonderfully spacious executive four-bedroom detached house, set in a prestigious modern development in the highly desirable area of Eskbank, Midlothian. The property is well placed to take advantage of all the transport links, (including Eskbank Train Station), local shopping, and schooling Eskbank and Dalkeith has on offer. We recommend viewing at your earliest convenience to avoid disappointment as this house will make a wonderful modern family home.

- Ground floor WC
- Spacious sitting room with bay style window to the front
- Superbly fitted dining kitchen with a range of wall and base units, with under unit and plinth lighting, plinth heater, six ring gas hob featuring wok burner, double oven, double extractor, glass splashback, integrated microwave oven/grill, integrated fridge freezer, integrated dishwasher and wine cooler with a lovely dining space featuring French doors to the rear garden
- Utility room with garden access, store cupboard, base and wall units
- Upper hallway with loft access and airing cupboard
- Main bedroom with front facing windows, his and hers built-in wardrobes, and store cupboard
- Ensuite shower room with double shower base, wc, and sink with towel radiator
- Bedroom two with window to the front, and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window and built-in wardrobes
- Stunning family bathroom with four-piece suite featuring a double shower cubicle, separate bath, wc, and sink with towel radiator
- Gas central heating and double glazing
- Driveway with parking for two cars
- Integral garage with light and power
- Superb private landscaped 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.

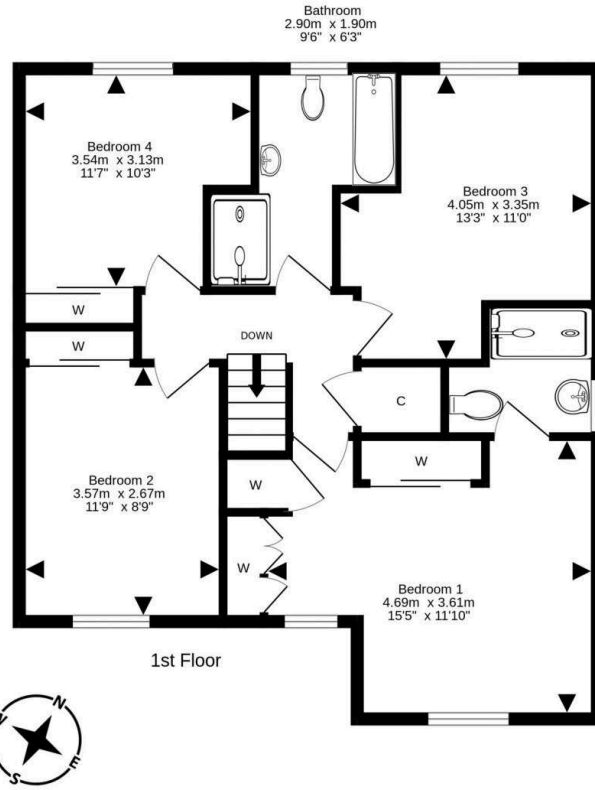
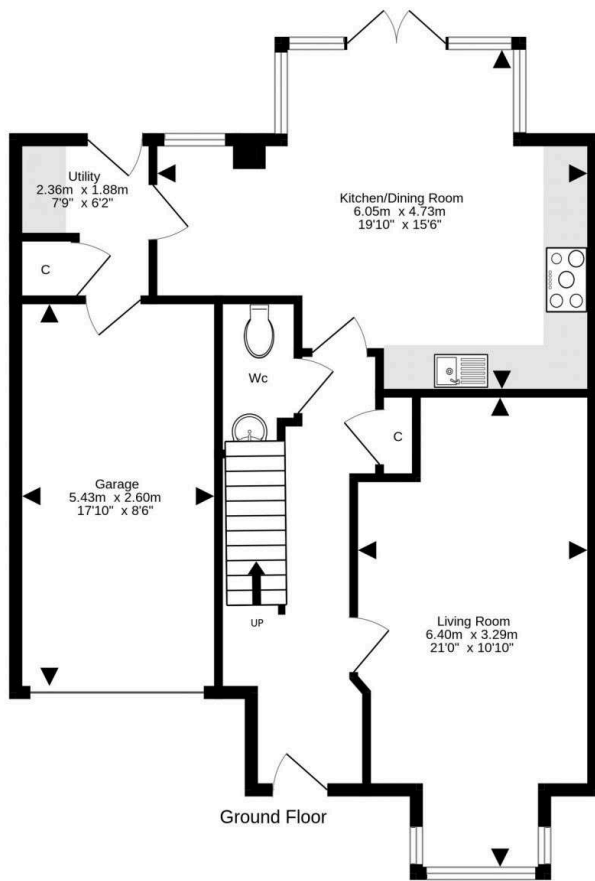
Extras

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. Other items may be available by negotiation.

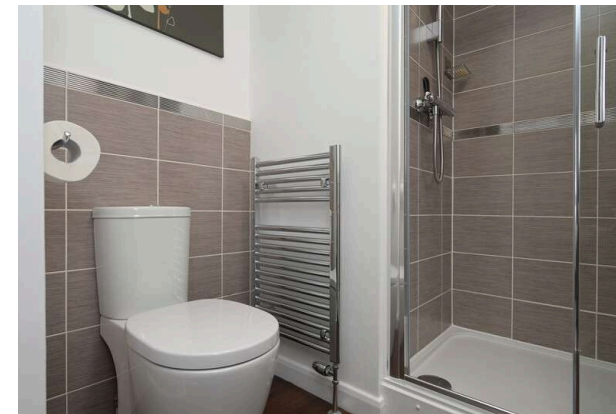
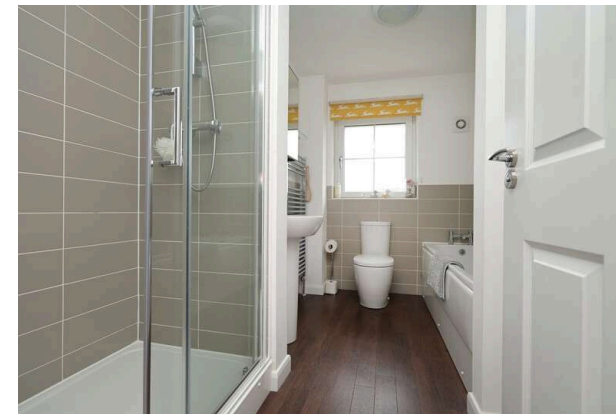
Price & Viewing

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

EPC Band - C



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



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.

