

**55 Hawk Crescent
Dalkeith, EH22 2RB**

OFFERS OVER £240,000



drummondmiller



- Semi-detached villa with many attractive features
- Living Room and separately adjoining dining room
- Fitted kitchen and downstairs toilet
- 2 doubles and 1 single bedroom and bathroom
- Gas central heating and double glazing
- Large enclosed back garden
- EPC C

Description

This well-presented 3-bedroomed semi-detached villa (2006) is an ideal family home benefitting from a large fully enclosed garden. It is bright and sunny with well-designed accommodation (85sqm). There is a welcoming hall, main public room to front, dining room and a handy downstairs toilet. The well fitted and recently upgraded kitchen provides integrated appliances including a dishwasher. The 2 double bedrooms have generous fitted wardrobes and there is a further single bedroom/study. The family shower room is also situated on the upper floor. The property benefits from loft storage.





Central Heating and Double Glazing

Gas central heating is complemented by uPVC double glazing.

Garage and Garden

Much larger than average, the fully enclosed garden has been lawned to offer a great space for play and al fresco entertainment. There is a single driveway to the side which can comfortably fit two cars.

Location

Hawk Crescent is within a smart residential development of modern housing with ample on street parking and lots of communal green spaces. Set on the outskirts of the town, close to many countryside walks, the property is well located for those who wish to have the convenience of town living and the space enjoyed by those in the country. The extensive amenities of Dalkeith Town Centre are close by as well as a Sainsbury's Local and Aldi just down the road for essentials. There is a large Tesco Superstore further along in neighbouring Eskbank and Fort Kinnaird and Straiton Retail Parks are a short drive away. For families, the property is with catchment of Woodburn Primary School and Dalkeith High School and it is also close to the green open spaces of Langside Park and the fabulous adventure playground, stunning parklands and lovely shops and cafes at Dalkeith Country Park. For commuters, the A68 leads to the city bypass and routes into and around Edinburgh City Centre. Eskbank train station is also conveniently located for direct trains into the capital.

Valuation

The mortgage valuation is £250,000 and the Home Report is available from the ESPC website.

Council Tax and Energy Performance Certificate

The property lies in Council Tax band D and has a C-rated EPC.

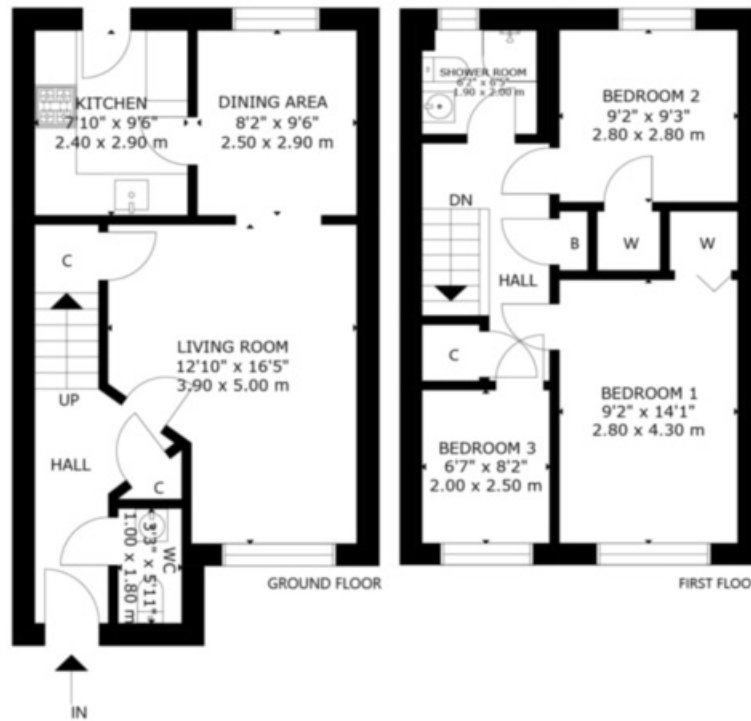
Viewing

To view telephone Agent 0131 243 1230 (0759 58 20611 out with office hours).

Extras

Fitted floor coverings, blinds and integrated gas hob, oven, cooker hood and dishwasher are included in the sale price.





55 HAWK CRESCENT, DALKEITH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 915 SQ FT / 85 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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