

**3 Eskpoint**  
Dalkeith, EH22 1HW

A

# "3 Esk Point is an immaculately presented mid-terrace townhouse"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- UTILITY ROOM
- W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY









## LOCATION

Dalkeith is one of Midlothian's most popular residential towns and is situated 7 miles south of Edinburgh, ideally located both for commuting into the city centre and for taking advantage of the beautiful surrounding countryside in East Lothian and Midlothian. As well as a range of local speciality shops, Dalkeith offers two large supermarkets, a post office, banks, bars and restaurants. Fine dining is available at nearby Carberry Tower, Dalhousie Castle Hotel & Spa and Melville Castle Hotel.

First class leisure facilities can be found at the new David Lloyd Centre at Shawfair, and at Dalkeith Country Park. There are a number of excellent golf courses locally at Melville Golf Centre, Newbattle Golf Course, Broomieknowe Golf Club and the Kings Acre Golf Club and driving range. The area also boasts an extensive network of cycle tracks for cycling enthusiasts, and many beautiful walks. The beaches and coastal villages of East Lothian are a 20 minute drive from the town.

From Dalkeith Edinburgh is easily accessible by car and public transport, or via the new Borders Railway, a 20 minute commute from nearby Eskbank station. Sheriffhall roundabout, located a few minutes' drive to the north, gives access to the City Bypass, A1, A68 and A7. As well as providing direct links to Edinburgh Business Park, Edinburgh Airport, the M8, M9, M90 and Central Scottish Motorway Network.

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



## DESCRIPTION

3 Esk Point is an immaculately presented mid-terrace townhouse located within Dalkeith and close to shops, schools and leisure facilities. This home promises versatile accommodation with tranquil views of the River Esk.

The accommodation comprises:

Ground floor - spacious "T" shaped hall; impressive kitchen-diner enjoying a modern finish with fitted floating cupboards, cabinets neatly incorporating integrated appliances, ample space for a dining table and an adjoining outdoor terrace with river views and space for outdoor seating; utility room with integrated appliances; W.C; double bedroom with fitted cupboards.

First floor - landing with fitted bookcases; spacious living room with French window opening onto a Juliet balcony and fitted with plantation shutters; double bedroom with French windows and Juliet balcony; three-piece deluxe family bathroom.

Second floor - master bedroom with fitted mirrored wardrobes, deluxe en suite shower room, and private roof-set balcony; river-facing second bedroom with fitted mirrored wardrobes, French window with Juliet balcony and deluxe en suite shower room.

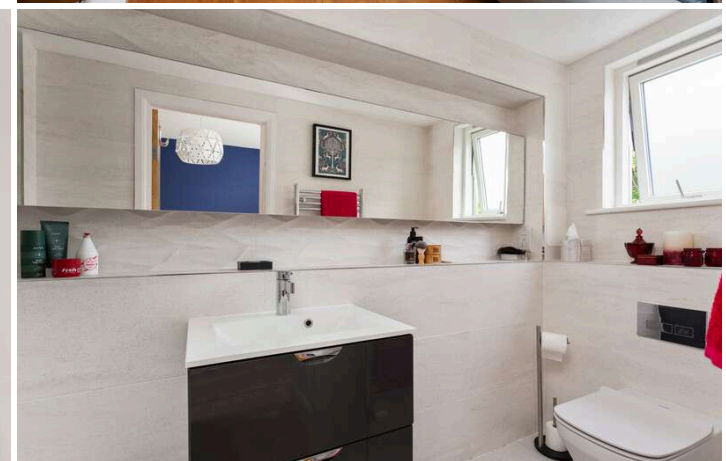
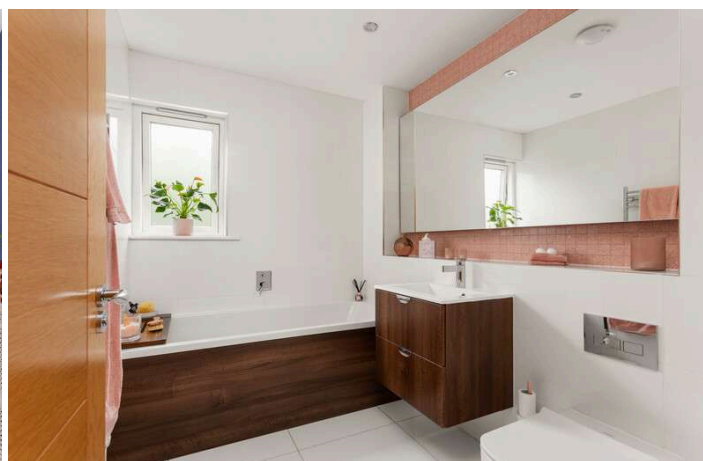
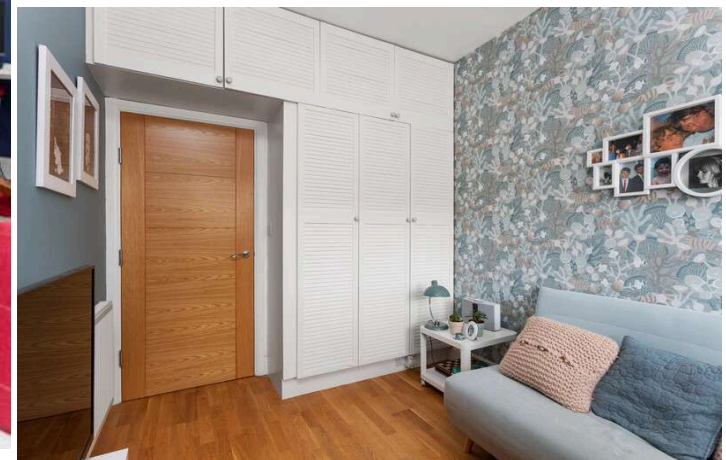
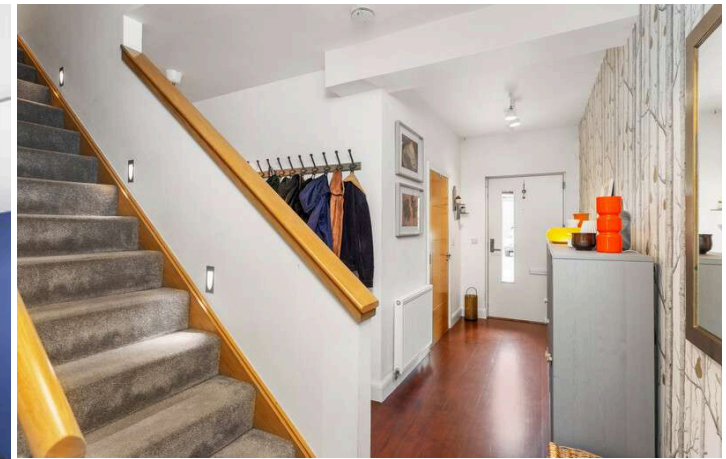
Further benefits include gas central heating, double glazing, a security alarm, driveway and allocated residents' parking.

## EPC RATING

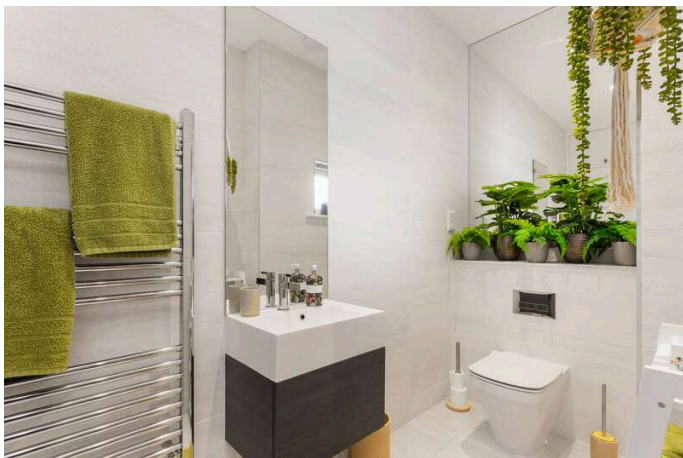
The energy efficiency rating for this property is band B.

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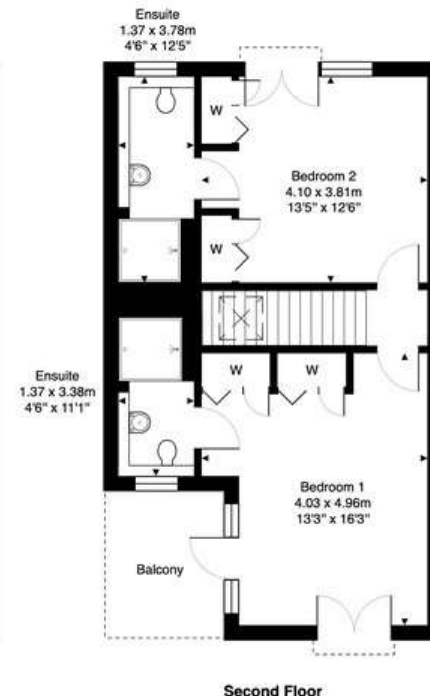
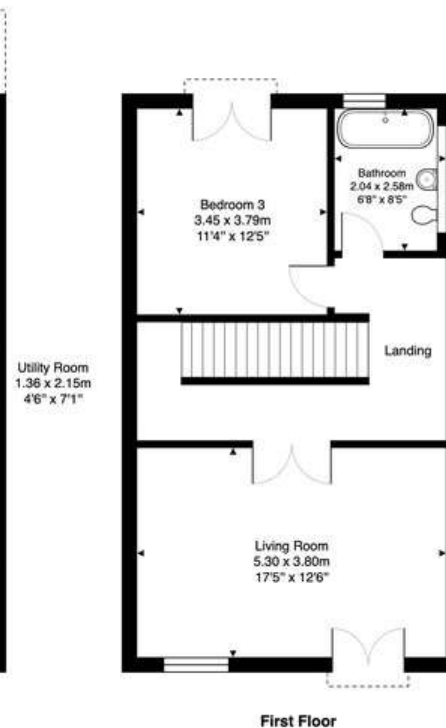
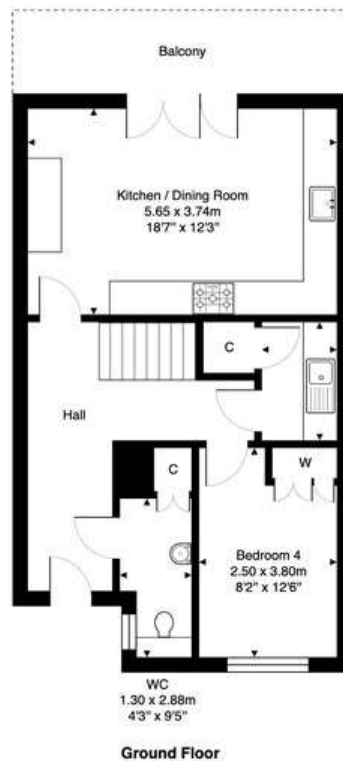
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Total Area: 159.5 m<sup>2</sup> ... 1716 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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