

DALKEITH

8 ESK POINT  
EH22 1HW



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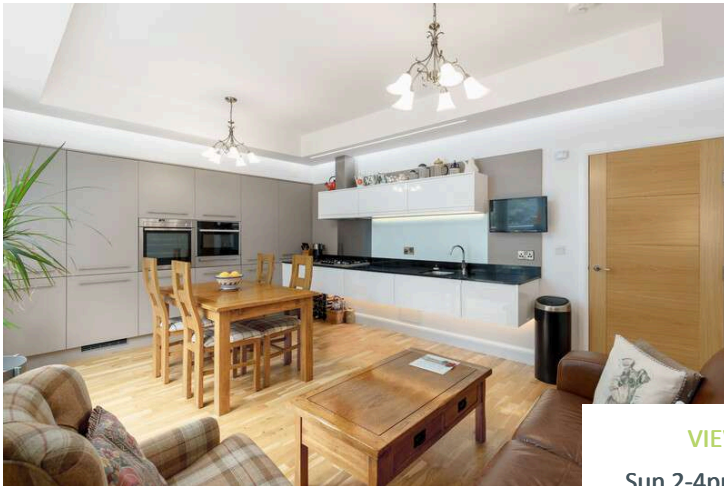
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EPC RATING: B

OFFERS OVER £370,000

## PROPERTY DESCRIPTION

- Porch leading to a welcoming hallway, storage cupboard and downstairs wc
- Spacious dining/kitchen/family room with wide range of designer taupe & white high gloss units & integrated appliances with black granite worktops and doors leading to the
- Sizeable, private decked patio with glass balustrade, pergola & space to entertain, together with access down to the riverside garden with its beautiful array of flowers & steps to the waters edge
- Downstairs bedroom 4 currently used as a study so great for working from home
- Handy utility room with washing machine & tumble dryer and cupboard housing hot water tank
- First floor living room with feature stove and triple windows that can be opened up to the Juliet balcony with magnificent views over the river
- Bedroom 3 currently used as a formal dining room with French windows and Juliet balcony
- Large ensuite bathroom with double ended bath, vanity sink & wc
- Walk in storage cupboard on the landing
- Second floor master bedroom with fitted wardrobes, French doors with Juliet balcony, further door to secluded balcony area and ensuite shower room with walk in shower, vanity sink & wc
- Double bedroom 2 with twin wardrobes, French doors with Juliet balcony and ensuite shower room with walk in shower, vanity sink & wc
- Luxury fittings including gas central heating, double glazed windows, designer radiators, solid wood floors & doors, integrated lighting, high quality bathroom & kitchen fittings
- Front paved garden area with planters
- Allocated parking space



### VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 2297159





## BEAUTIFULLY PRESENTED BRIGHT & CONTEMPORARY 4 BED TOWNHOUSE IN EXCLUSIVE RIVERSIDE DEVELOPMENT

Located in this idyllic setting overlooking the River North Esk with treetop views, this stunning property would make a perfect family home. Spread out over three floors, there is loads of space both indoors & out, and the finish is outstanding. Minutes from all the amenities of Dalkeith and the excellent transport links - ideal for commuters to Edinburgh. Also for those who love outdoor pursuits with lots of scenic walks on your doorstep.

### AREA

Dalkeith is a traditional town situated 8 miles south of Edinburgh and is the perfect place for families and young professionals to escape the city. It has a wide array of independent shops & local supermarkets, with larger supermarkets available within a few minutes' drive. The area is perfect for those that like their outdoor pursuits, including riverside walks, numerous well renowned golf courses and Dalkeith Country Park. There is excellent provision of nursery and schools in the vicinity and the property is in the catchment for Kings Park & St David's RC Primary Schools and Dalkeith High & St David's RC High Schools. Dalkeith is exceptionally well connected, with its comprehensive public bus services and rail links between Eskbank and Edinburgh Waverley. The property also has very easy access onto the City Bypass and the motorway network beyond.

The blinds/curtains, light fittings (except in the kitchen/dining room), gas hob, cooker hood, oven, integrated microwave, dishwasher, integrated fridge freezer, washing machine and tumble dryer are included in the sale. The feature fireplace and hearth will be not be left.

### HOME REPORT VALUATION

£380,000

### EXTRAS



Dining/kitchen/family room	18'5 x 12'5 (5.61 x 3.78m)
Patio	19'7 x 6'10 (5.97 x 2.08m)
Living room	18'9 x 12'6 (5.71 x 3.81m)
Bedroom 1	16'4 x 13'1 (4.98 x 3.99m)
Bedroom 2	13'8 x 12'6 (4.17 x 3.81m)
Bedroom 3/dining room	12'6 x 11'3 (3.81 x 3.43m)
Bedroom 4	14'3 x 11'6 (4.34 x 3.51m)

Ek Point,  
Dalkeith,  
Midlothian, EH22 1HW



Approx. Gross Internal Area  
1758 Sq Ft - 163.32 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

