



## 12 Dundas Crescent, Dalkeith, EH22 3ET

### Description

Handsome two bedroom detached bungalow with private front and rear gardens, driveway and garage. The property is well maintained and retains many original period features. It also has UPVC double glazing and gas central heating.

The accommodation comprises:

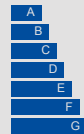
- Vestibule with tiled flooring
- Bay windowed sitting room with cornicing and windows to the front, side and rear
- Front facing double bedroom with cornicing and ceiling rose
- Shower room with fitted furniture with wash basin, WC and large shower enclosure; heated towel rail
- Rear facing double bedroom with extensive fitted storage cupboards and wardrobes
- Fitted kitchen with a range of wall and base mounted units, laminate worktops and appliances including gas hob, oven and grill and washing machine
- The loft provides additional storage



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Outside and Gardens

There is a pleasantly landscaped garden to the rear of the property which is mostly laid to lawn with borders. The front garden is also mostly laid to lawn. A red gravel driveway leads to the large single garage.

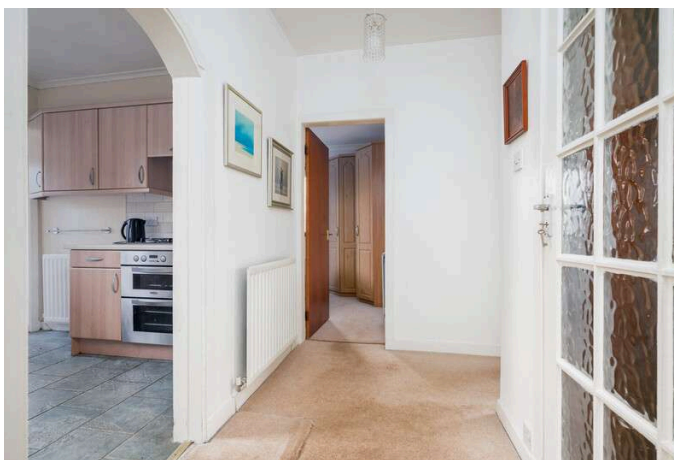
### Location

Eskbank is a highly sought after location close to Dalkeith and Lasswade and approximately seven miles from Edinburgh city centre. The property is well placed for commuting by train from Eskbank station enabling quick access to Edinburgh Waverley in around 20 minutes or South to Tweedbank in 40 minutes. The property is well situated for commuting by the city bypass which connects with the M8 and M9 to the west and on the A1 to the south. There is also a frequent bus service to Edinburgh city centre. There is a Morrison's supermarket nearby with further local shops and supermarkets within the adjoining town of Dalkeith. Straiton and Fort Kinnaird retail parks are also nearby offering more extensive shopping facilities. Local green spaces include Dalkeith Country park, Fort Douglas adventure park and Vogrie country Park. The Edinburgh Royal Infirmary is only a 10 minute drive away and easily accessible by bus. There is excellent schooling locally from nursery to secondary level.

### Extras

The fixed floor coverings, light fittings, curtains, blinds and kitchen appliances are included in the sale. As the property forms part of an estate, all warranties are excluded.

Council Tax - Band E





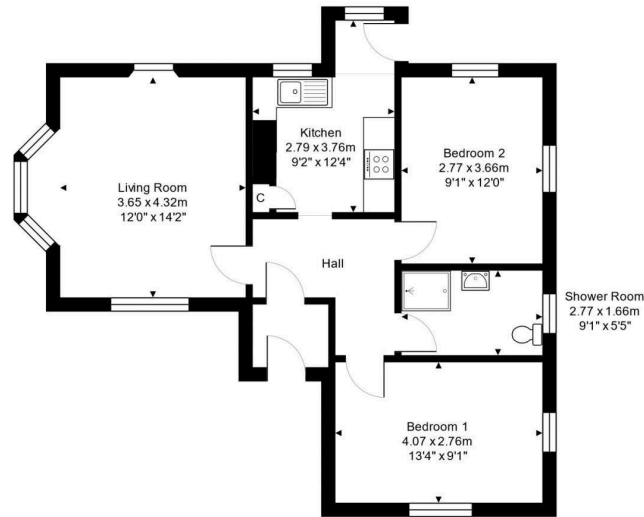
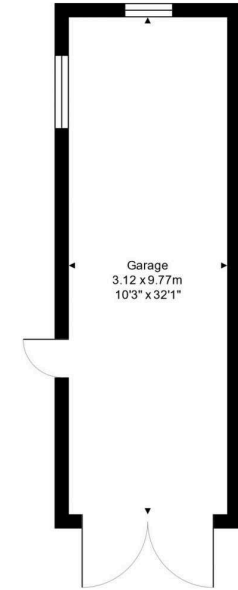




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Total Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

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