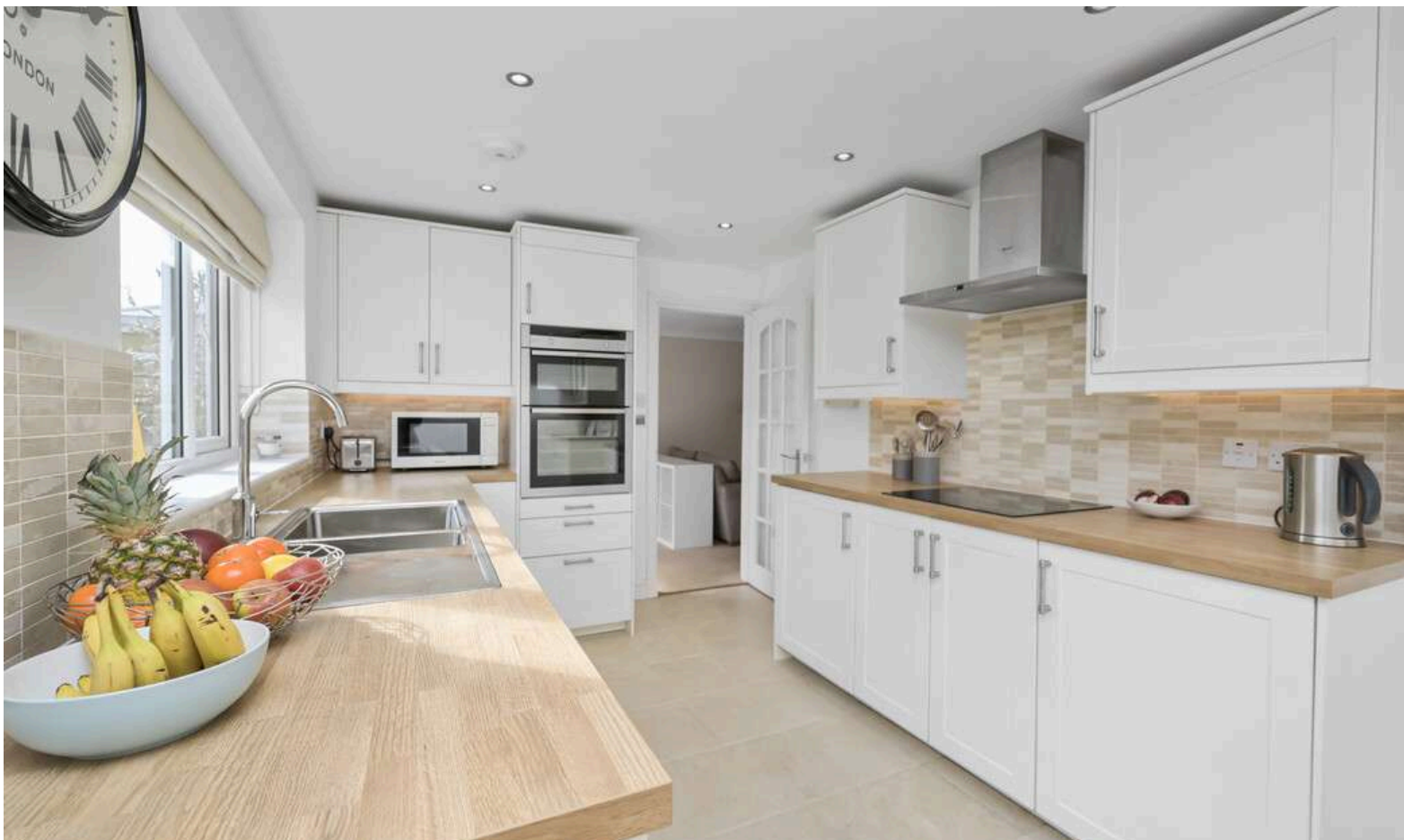




209 Newbattle Abbey Crescent, Edinburgh, EH22 3LU

www.mcdougallmcqueen.co.uk



Set within a peaceful cul de sac, the immediate area is renowned for being popular with families due to its wide open green spaces and its proximity to the amenities of Dalkeith. 209 Newbattle Crescent is a "must see" property for any family looking for a walk in condition home. The property has been upgraded by its current owners to a high standard throughout including new gas central heating, solar panels, windows, bathroom and kitchen. The accommodation on offer briefly comprises : on the lower level we have a welcoming entrance with a wc and a deep walk in cupboard, ideal for storage or as a possible work station/home office; exceptionally spacious and bright lounge with dual aspect windows and direct access via the patio doors to the rear garden; simply stunning kitchen with attractive tiling around worktop area; integrated appliances including dishwasher, double eye level ovens and two integrated fridges. The extension to the kitchen gives a useful family/dining area with views and access to the garden. There is also access to the garage from the kitchen which includes an additional storage cupboard under the stairs. On the upper level area three good sized bedrooms with bedrooms 1 and 2 having built in storage and further storage in the upper landing, and attic space. Refitted family bathroom with shower over bath and stylish tiling and glazed shower screen. Externally there is a secure rear garden, perfect for children and pets to play safely, gardens to the front and garage with driveway and an electric car charging point.

- Stunning extended link-detached family home
- Upgraded by the owner to a high standard. Solar panels
- Exceptional storage throughout
- Garage with driveway and electric car charging point



Location

Eskbank is a highly regarded area situated on the outskirts of Dalkeith. One of Midlothian's premier postcodes, it blends a pleasant countryside setting conveniently close to Edinburgh city centre. Its residents benefit from a large Tesco Supermarket at nearby Hardengreen and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity lends itself to tranquil country walks including Dalkeith Country Park, Newbattle Abbey and a number of golf courses. Schooling is well represented from nursery to senior level and the Edinburgh College Midlothian Campus is also easily accessible. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The Borders Railway link also has a station at Eskbank for easy commuting into Edinburgh city centre.

Extras

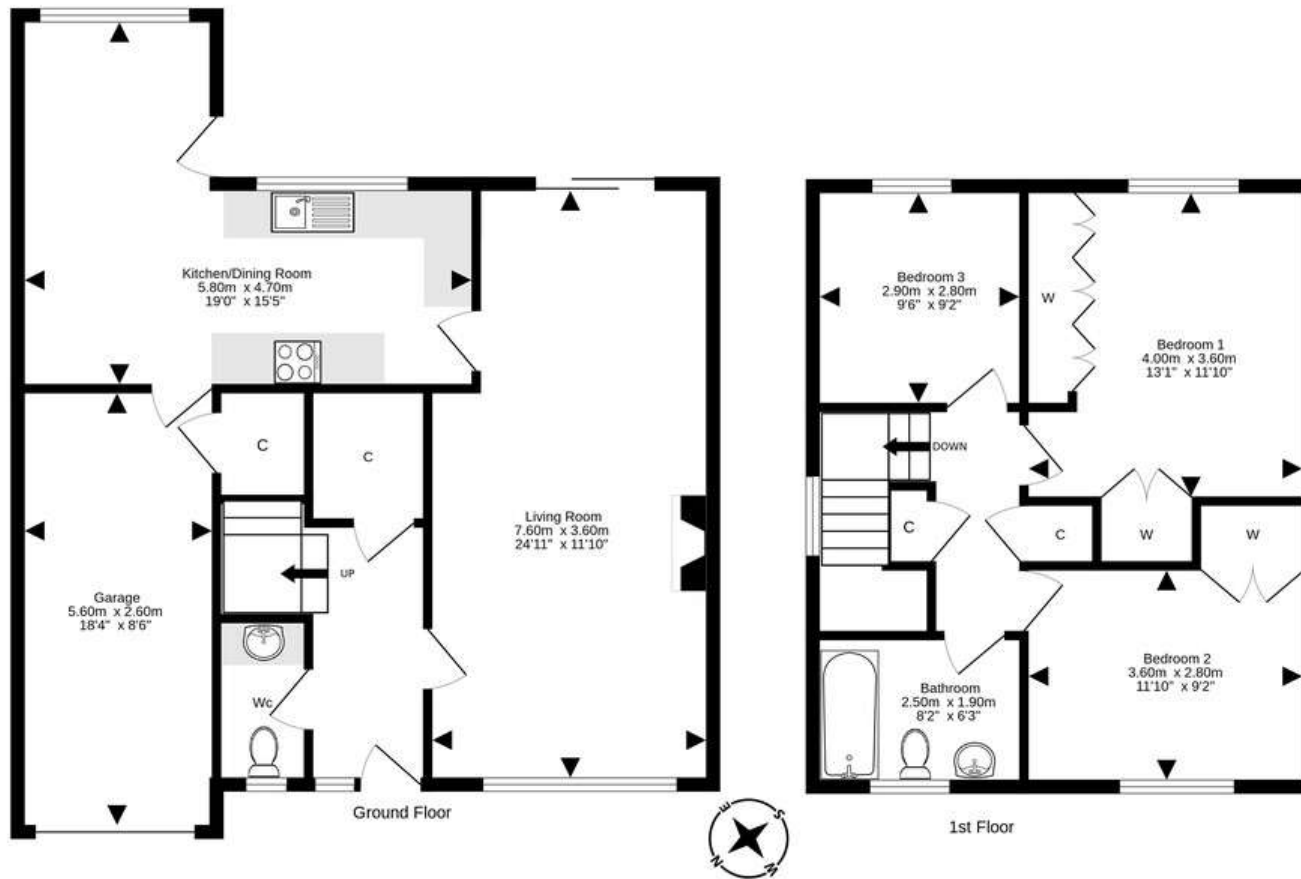
Included in the sale are all light fittings and window coverings.

Price & Viewing

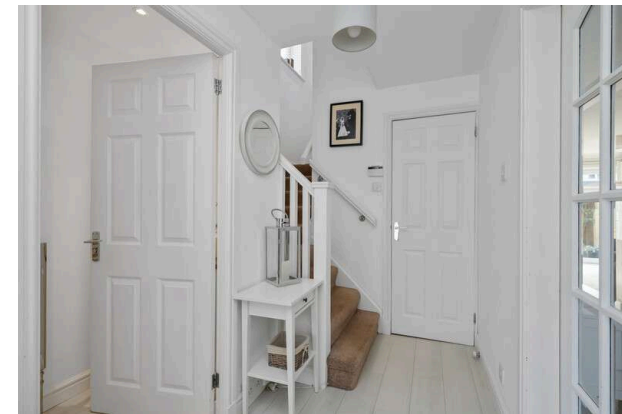
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - F



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.
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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.

