



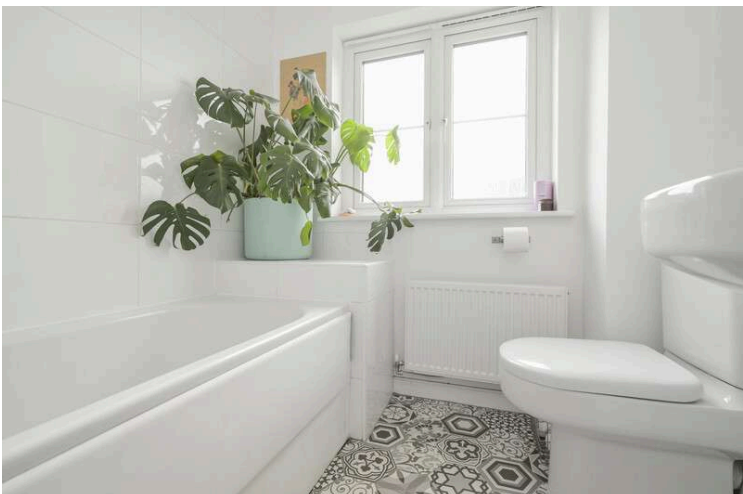
20 Esk Valley Terrace, Eskbank, Midlothian, EH22 3FT

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this stunning, bright, and spacious semi-detached executive villa, ideally positioned in a quiet cul-de-sac set within an exclusive modern development in the sought-after Eskbank area of Midlothian, close to all local amenities, quality schooling and the Eskbank and Newtongrange rail stations. The property is presented to the market in immaculate condition throughout and benefits from excellent garden grounds to the front and rear which are ideal for outside entertaining whilst a driveway provides off street parking and access to an integral garage with light and power. This gorgeous family home is sure to prove extremely popular given the stunning, bright, and spacious accommodation, outside space, and the superb location it occupies, we would therefore recommend an early viewing to avoid disappointment.

- Reception hallway
- Spacious living room with bay style window to the front with window shutters and a handy store cupboard
- Gorgeous modern fully fitted dining kitchen with French doors (bay style) to the rear, a range of base, wall, and pull-out larder units, ceramic hob, extractor, double oven, integrated dishwasher, and integrated fridge freezer
- Utility room with base and wall units, worktop, working clothes pulley and under counter white goods
- Ground floor wc situated off the utility room
- Upper hallway with loft access
- Spacious principal bedroom with window to the front and rear,
- with dual zone controllable heating thermostat
- En-suite shower room with electric shower and double shower base, wc and sink
- Bedroom two with window to the front and built-in store cupboard
- Bedroom three with window to the rear
- Lovely family bathroom with three-piece white suite with shower over the bath, shower screen, wc, and sink
- Gas central heating and double glazing
- Monoblock driveway
- Private landscaped gardens grounds to the front and rear which are ideal for outside entertaining and socialising



Location

This modern development is situated within a growing and much sought-after area of Dalkeith, only eight miles from Edinburgh city centre. The surrounding area offers a semi-rural atmosphere and outstanding natural beauty, including a breath-taking valley. Tranquil walks and cycle paths can be found on the banks of the River North Esk and Benbught Woods. For picnics and fun days out, nearby Vogrie Country Park and Dalkeith Country Park are both ideal locations. Dalkeith enjoys an excellent choice of schools, shops, coffee shops, and restaurants, with a large supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away and boast many High Streets outlets combined. The area further benefits from excellent transport facilities, including regular buses and a nearby train station at Eskbank, with journeys to the city centre taking just 20 minutes. The City Bypass is within easy reach providing access to the motorway networks and Edinburgh airport, making this an ideal location for commuting.

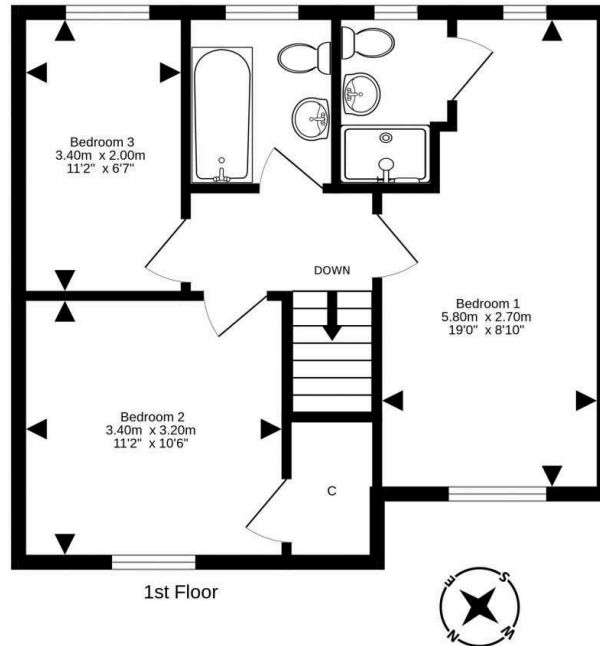
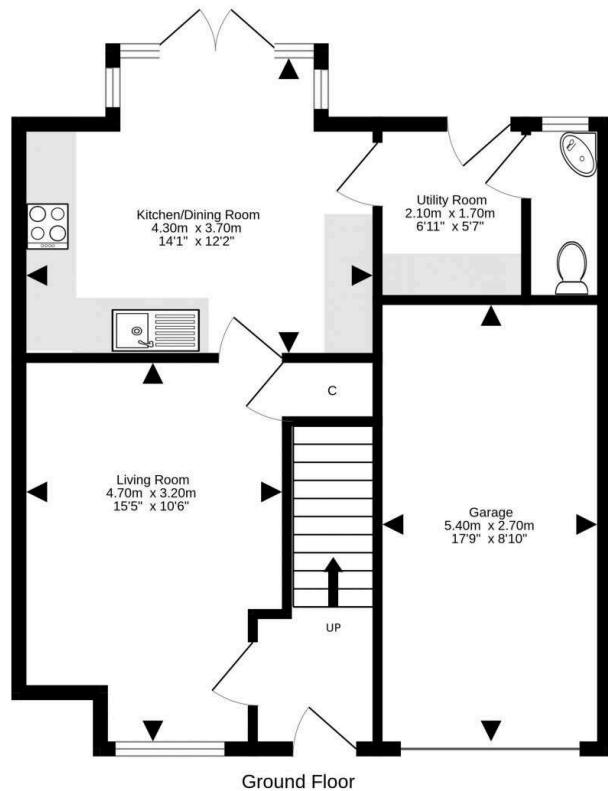
Extras

Included in the sale are: Floor coverings, light fittings, blinds, and shutters where fitted, and integrated appliances. No warranty applies to any integrated appliances, white goods or movable items included in the sale. Other items may be available by negotiation and are subject to offer.

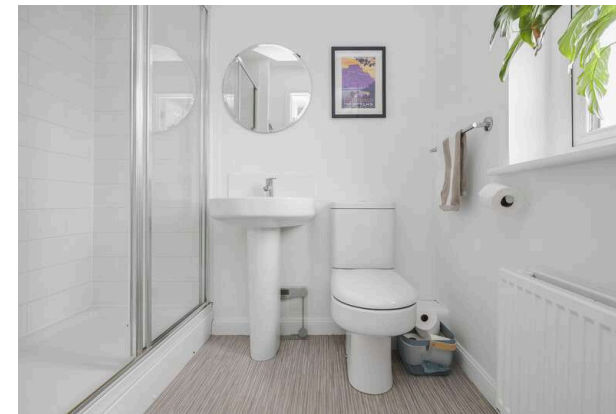
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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. Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

