



32 Newbattle Abbey Crescent, Dalkeith, EH22 3LN

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Superb first purchase or downsize opportunity. McDougall McQueen are delighted to present to the market this deceptively spacious main door, two-bedroom upper villa, part of four in block of comparable properties, occupying a prime location in an established private residential estate, in a much sought-after area of Eskbank, Midlothian. The property is conveniently located to take advantage of all the local shopping, schooling, and transport links, Eskbank, Dalkeith, and the surrounding towns have to offer. There are private garden grounds to the rear and a garage provided as part of a block of others. The property has been well maintained and is presented in clean condition throughout. We recommend viewing at your earliest convenience as this type of property in this prime location is a rare commodity.

- Main door entrance with store cupboard and stairs to the upper level
- Upper hallway with ample storage and loft access
- Spacious living room with large picture window to the front
- Fitted kitchen with a range of base and wall units, store cupboard, electric cooker and remaining white goods
- Family bathroom with three-piece white suite, electric shower over the bath, folding shower screen, sink, wc and large store cupboard
- Main bedroom with built-in wardrobes and front facing window
- Bedroom two with window to the rear
- Double glazing and recent gas central heating system
- Private garden grounds to the rear.
- Own garage forming part of a block of other garages
- Ample on-street parking



Location

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a Tesco Superstore within walking distance of the property. Local schooling is excellent with the highly acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

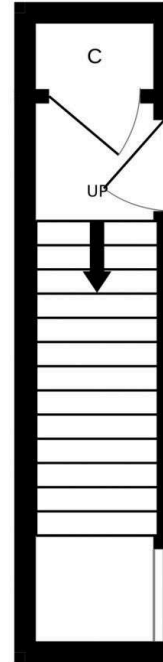
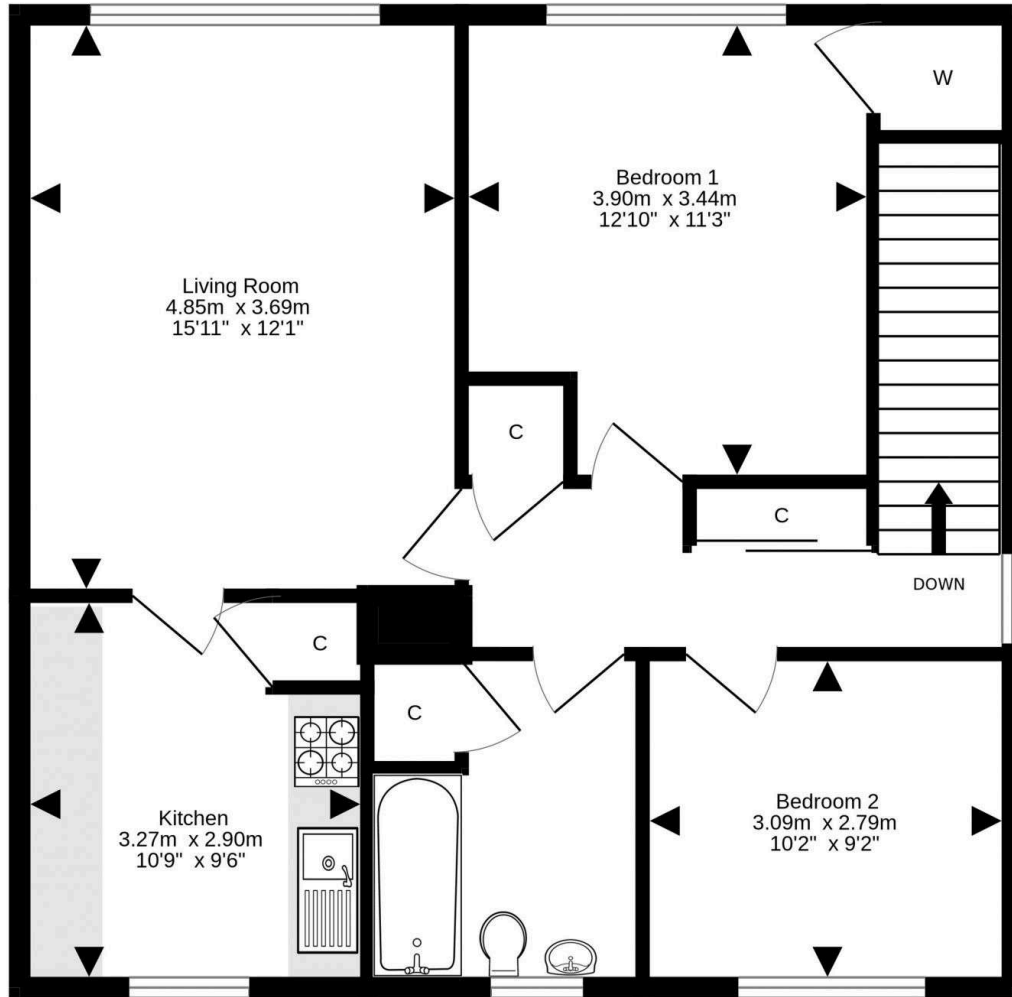
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker and remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Any other remaining items may also be available by negotiation.

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



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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.

