



2 Dundas Crescent, Dalkeith, Midlothian, EH22 3ER

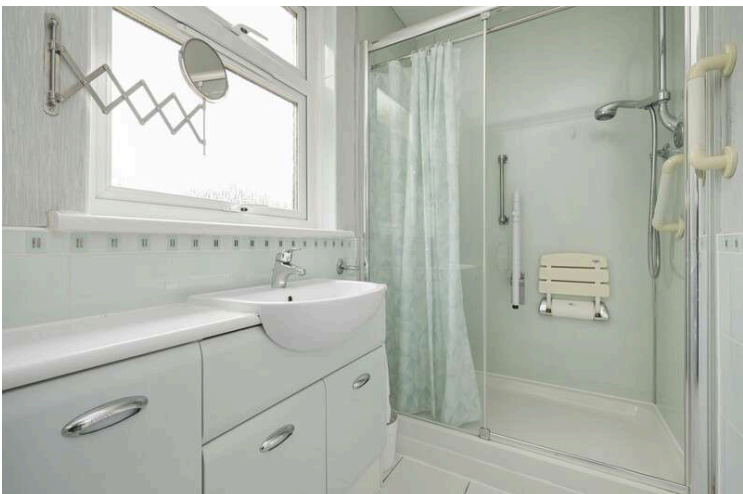
www.mcdougallmcqueen.co.uk



Rare opportunity to purchase a detached bungalow with superb potential in this exclusive much sought after location in the Eskbank area of Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious three-bedroom detached bungalow, occupying a prime plot and providing spacious flexible accommodation all on one level. The property is conveniently located to take advantage of all the local shopping, schooling, and transport links Eskbank and Dalkeith have to offer. There are wonderful mature private garden grounds, and a three-car gated driveway that provides off street parking and access to an attached garage which has both light and power. The property has been well maintained throughout but would now benefit for some modernisation. The mature private garden grounds are lovely and provide a tranquil spot for some outside entertaining and relaxation. We recommend viewing at your earliest convenience to avoid disappointment as this property is suitable for a wide range of potential purchasers.

- Entrance vestibule with door to the hall
- Hallway with store cupboard, and loft ladder access to a part floored loft with light
- Bright and spacious living and dining room with twin dual aspect windows flooding the room with light, working fireplace and built-in storage
- Fitted dining kitchen with rear facing window, a range of base and wall units, gas cooker, built-in storage, and access to garage utility area
- Family shower room with double shower base, wc and sink with

- combined vanity unit, and a towel radiator
- Bedroom one with window to the front
- Bedroom two with French doors to the garden
- Bedroom three with side facing window
- Double glazing and gas central heating
- Gated driveway with space for two to three cars
- Attached garage with light, power, remote up and over door, and a plumbed utility area
- Superb private garden grounds which are ideal for outside entertaining



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 24-hour 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.

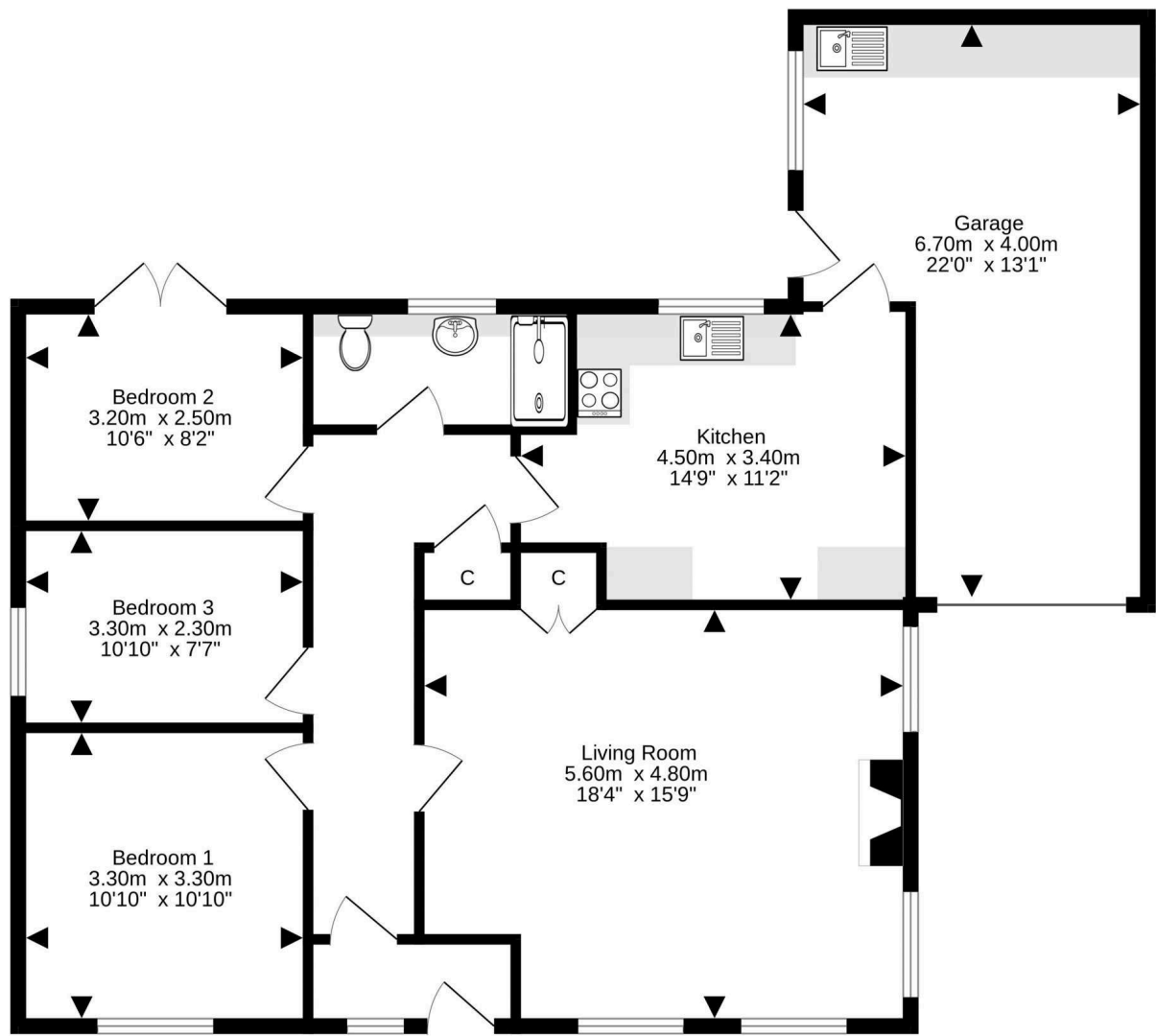
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas 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. Other items may be available by negotiation

Price & Viewing

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

EPC Band - D



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.

