



10 Guthrie Tait Gardens
Eskbank, EH22 3FW

A

"10 Guthrie Tait Gardens is a beautifully presented 5 bedroom detached family home with impressive grounds and detached double garage"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING KITCHEN / SITTING ROOM
- FAMILY ROOM
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- BEDROOM 5 / HOME OFFICE
- ENSUITE BATHROOM
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE
- UNRESTRICTED STREET PARKING







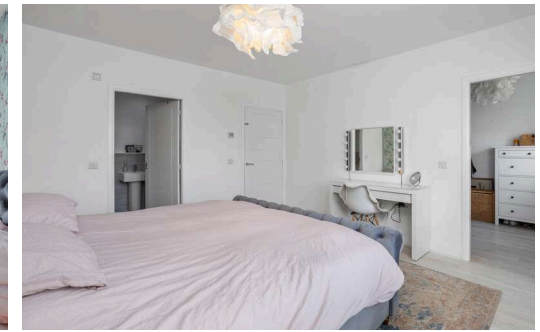
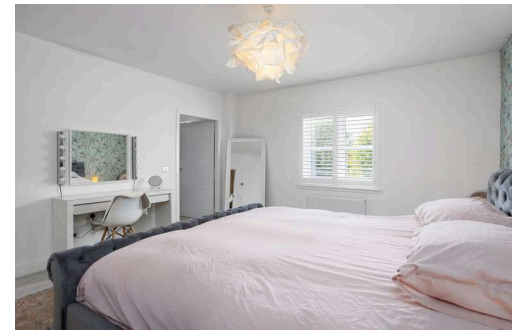


LOCATION

Eskbank is one of Midlothian's most sought after residential locations, situated roughly 7 miles south from Edinburgh City Centre. The property is located within half a mile of Eskbank train station which allows for simple commuting to Edinburgh and beyond. There are a wide range of local facilities including a Tesco 24 hour supermarket within a short walk, whilst nearby Bonnyrigg offers a good range of local shops, bank, library and a popular weekly market, as well as a Garden Centre. Dalkeith is a little over a mile to the east and offers two further supermarkets, a good range of shops, banks, bars and restaurants. Fine dining is catered for at both Dalhousie Castle Hotel & Spa and Melville Castle Hotel. Dalkeith Country Park and Restoration Yard with an impressive children's Adventure Playground is nearby along with Dobbies Garden Centre and restaurant. Dalkeith Community Sports Centre provides the facilities for various activities. Golf is available nearby at Melville Golf Centre with 9 hole course & driving range, Newbattle Golf Course, Kings Acre Golf Club with driving range at Lasswade and Broomieknowe Golf Club in Bonnyrigg. Edinburgh is easily accessible, both by car and public transport, the latter serving many parts of Lothian and beyond. A short drive north takes you to the Sheriffhall roundabout, the A1 (Musselburgh), Bypass, A68 and A7. From there the City Bypass takes you to the Gyle Shopping Centre and Business Park, the Airport, M8, M9, M90 and Central Scottish Motorway Network.

COUNCIL TAX

Council Tax band G, however, please check with the local authority.



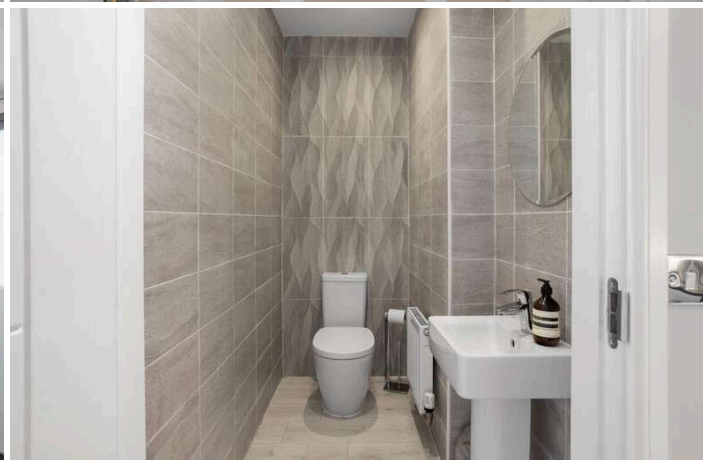
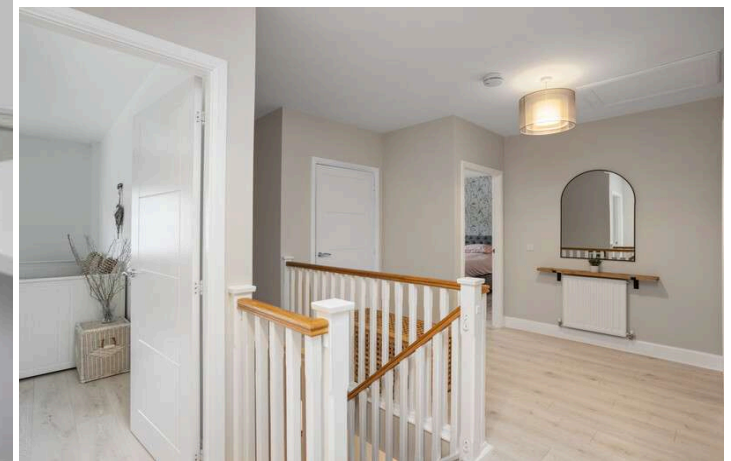
DESCRIPTION

10 Guthrie Tait Gardens is a beautifully presented, 5 bedroom detached family home located in the highly sought after Eskbank area, with impressive grounds which are bordered by the protected Lord Ancrum's Wood. Situated in an enviable end plot, the property forms part of an exclusive development of just 10 luxury homes. The accommodation, which offers a flexible layout in move-in condition, comprises: entrance porch; welcoming hallway with two cupboards and WC off; bright and well-proportioned dual aspect living room with bay window; good sized family room with bay window; open plan modern kitchen/ dining/ sitting room with integrated appliances, breakfast bar, an abundance of natural daylight and patio doors leading to enclosed rear garden; utility room with side access; stair to upper landing with deep cupboard off; double bedroom 1 with walk-in wardrobe / dressing room and ensuite bathroom with four piece suite; double bedroom 2 with built-in wardrobes and ensuite shower room; rear facing double bedrooms 3 & 4; single bedroom 5 which could be utilised as a home office and contemporary bathroom with four piece suite. Further benefits include: gas central heating; double glazing; well-manicured front garden laid to lawn with mature shrubs; driveway with space for multiple vehicles; detached double garage; extensive walled side garden; rear garden with patio and astroturf lawn; excellent local amenities; great transport links including short walk to Eskbank train station.

FPC RATING

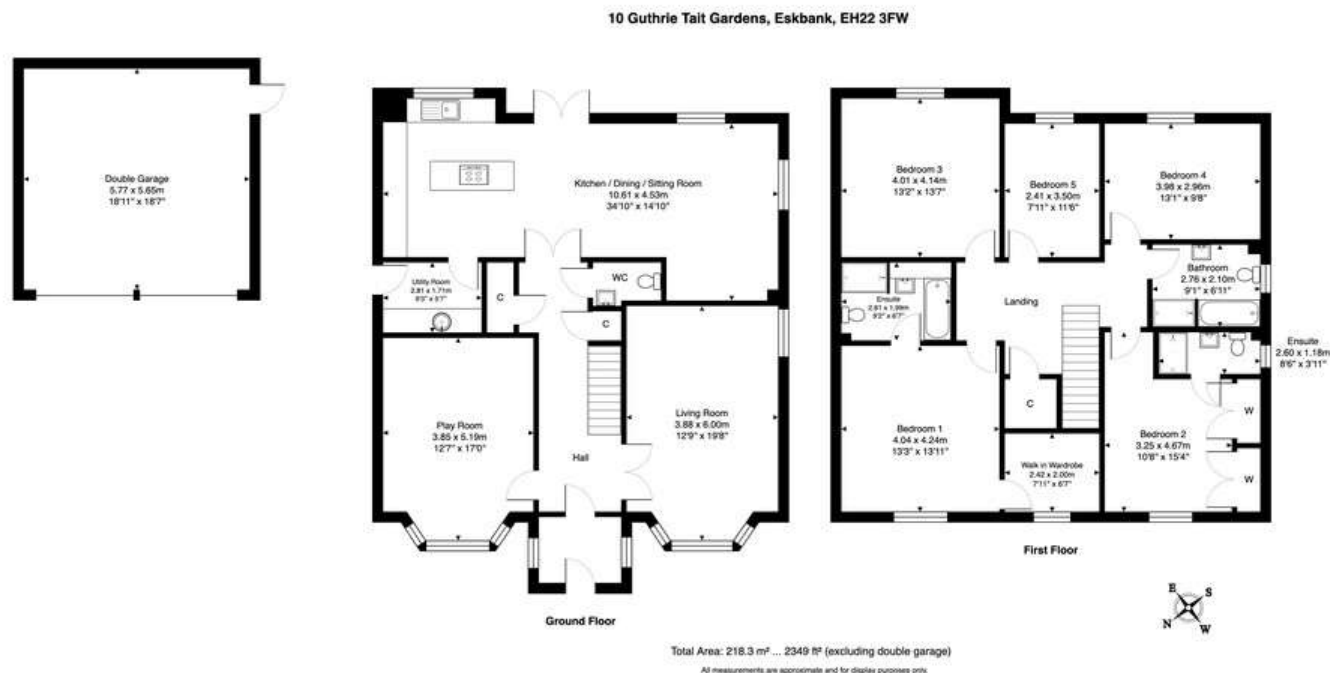
10 Guthrie Tait Gardens, Eskbank, EH22 3FW





10 Guthrie Tait Gardens, Eskbank, EH22 3FW

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

A ANNAN
SOLICITORS & ESTATE AGENTS

ēspc

zoopla

OnTheMarket

rightmove