



72 Newbattle Abbey Crescent, Newbattle, EH22 3LW

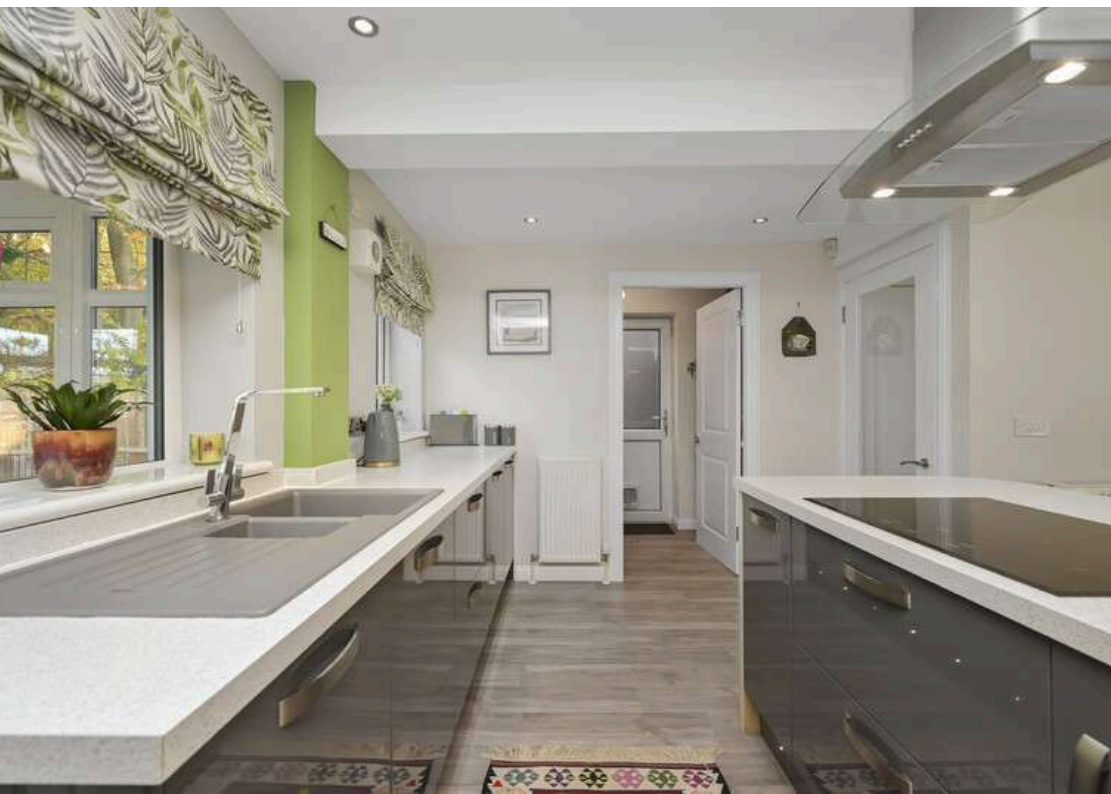


## Welcome

Welcome to the stunning 72 Newbattle Abbey Crescent, a superbly extended family home situated in the Eskbank area of Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious four-bedroom linked-detached house, occupying a prime location in a quite cul de sac within a large garden plot and providing flexible family accommodation over two levels. Situated in an established residential estate in a much sought-after area of Eskbank Midlothian, the property is conveniently located to take advantage of all the local shopping, transport links, and schooling Eskbank and Dalkeith has on offer. There are large garden grounds that offer privacy for outside entertaining and relaxation, a driveway that provides off street parking and an attached garage which has a plumbed sink, light, and power with overhead storage. The property has been extended, improved, and well maintained throughout to provide modern turnkey accommodation. We recommend viewing at your earliest convenience as this executive family home will not disappoint.

- Entrance porch
- Reception hallway with double store cupboard
- Ground floor WC
- Large spacious living room with bay style window to the front, window to the rear, and fireplace with log burning stove
- Stunning fitted open plan kitchen dining and family room with a range of units, composite sink, pull out larder style storage, cooking island and breakfast bar, roof extractor, five ring induction hob, double oven, integrated microwave oven and plate warmer, integrated dishwasher, integrated fridge freezer and wine cooler
- Utility room with base and wall units, sink, washing machine, tumble dryer, and garden access
- Dwarf wall conservatory with heating, light, and power







- Upper hallway with store cupboards and loft access
- Family bathroom with p-shape shower bath and shower screen, electric shower over the bath, sink and wc with fitted vanity units
- Principal bedroom with bay style front facing window, including all bedroom furniture
- Dressing room, nursery, or office, including furniture
- Ensuite bathroom with four-piece suite, bath, shower cubicle with electric shower, wc, sink, and towel radiator
- Bedroom two with front facing window and built-in mirrored wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Double glazing and gas central heating
- Driveway with space for two cars
- Garage with plumbing, sink, light, power, and overhead storage
- Superb large landscaped private garden grounds which are ideal for outside entertaining and relaxation with hot tub included
- Open green spaces and woodland throughout the estate providing that semi-rural feeling







## Eskbank

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 nearby. 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, all integrated appliances, remaining white goods, principal bedroom and dressing room furniture, and the hot tub. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these






# Get in touch

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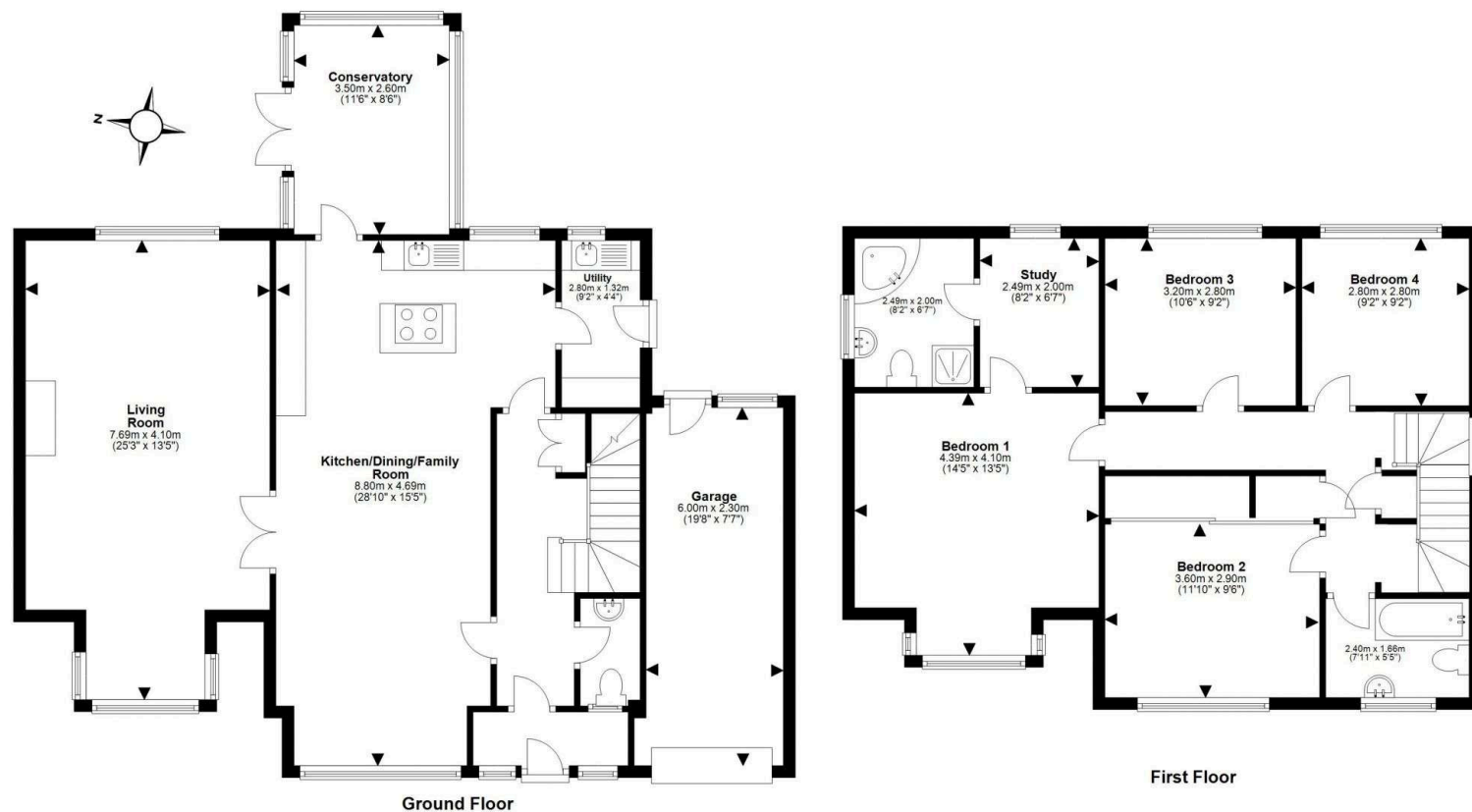
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EH22 1JB

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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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.