

**16 Ancrum Bank, Off Newbattle Road
Eskbank, Dalkeith, EH22 3AY**

OFFERS OVER £460,000



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- Detached villa with garage in tranquil setting
- Living room, dining room and large conservatory/garden room
- Kitchen/breakfast room, downstairs toilet cloakroom and master bedroom with en suite shower room
- 3 further double bedrooms and bathroom
- Gas central heating and UPVC double glazing
- Mature garden, garage and driveway
- High calibre development in popular location
- EPC C

Description

This spacious 4-bedroomed detached brick-built chalet style villa occupies a prime 2/3 acre plot in this highly regarded and tranquil setting. The property has been well maintained since it's construction in 1987 and boasts a flexible layout which offers comfortable accommodation (147sqm) arranged over two levels which benefit from an attractive outlook over the bordering woodlands. The principal sitting room boasts a multi-fuel burner and patio doors leading to the conservatory. There is also a separate dining room and a sizeable fitted kitchen offering breakfasting space and integrated appliances. Also on the ground floor is a cloakroom leading to toilet compartment plus the master bedroom with en suite shower room. Upstairs are three further bedrooms and a well-proportioned modern bathroom. There is also ample storage throughout.





Central Heating and Double Glazing

There is gas central heating (maintained annually) which is complemented by a multi-fuel burner. All windows and external doors have been replaced in recent years by UPC double glazed units.

Gardens and Garage

Directly bounded by mature woodlands, this prime garden plot provides tall hedges, a sheltered patio and herbaceous shrubbery. A long driveway leads to the single garage (also brick built) with a pitched roof and power/light.

Location

16 Ancrum Bank forms part of a no-through private development comprising only superior homes situated off Newbattle Road and beside the police station. Eskbank is a highly acclaimed area of Dalkeith which benefits from a rail station and excellent bus services. Being only 2 miles from the City Bypass and 8 miles from Edinburgh's City Centre, it has evolved into a popular commuter base. Major shopping is available at nearby Hardengreen plus the retail parks at Straiton and Fort Kinnaird. The area is well placed for country pursuits with several golf courses and Dalkeith and Vogrie Country Parks nearby.

Extras

The sale price includes all fitted carpets, blinds light fittings and all integrated kitchen appliances. There are other items of furniture for sale which the owner can discuss.

Home Report

The property has been valued by Chartered Surveyors at £470,000 and the Home Report is available via our own web site and also the ESPC.

Council Tax and EPC

The property is in band G and has a C -rated Energy Performance Certificate.

Viewing

By appointment only. Telephone Agent on 0131 229 3399.



16 ANCRUM BANK, ESKBANK, DALKEITH, EH22 3AY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,582 SQ FT / 147 SQ M GARAGE 202 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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