

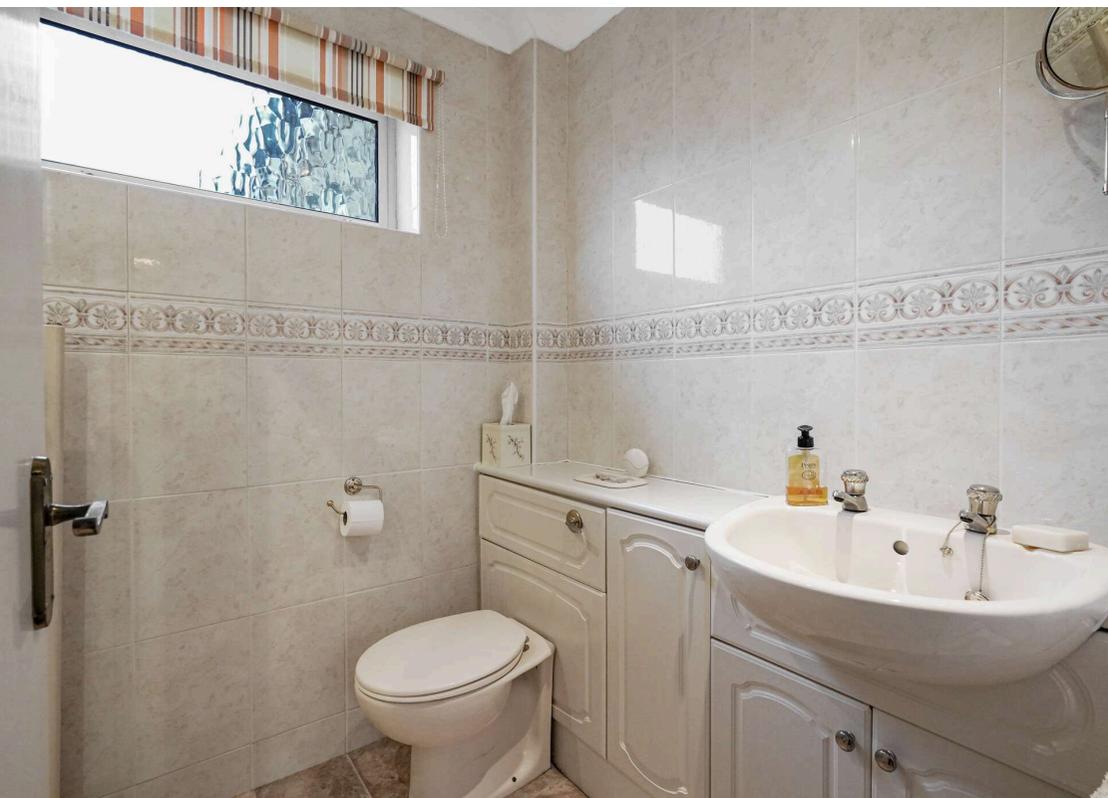




Welcome

Welcome to 9 Weir Crescent, Eskbank, a gorgeous rarely available detached bungalow, extended to provide flexible living accommodation all on ground floor level, situated in the Eskbank area of Midlothian. This wonderfully spacious property, occupies a prime location within a quiet Cul de sac setting, situated in an established residential estate in the 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 private garden grounds to the front and rear, with side gated access, and a driveway provides off street parking. The property has been extended and well maintained throughout to provide comfortable living accommodation. We recommend viewing at your earliest convenience as we are sure this property will be extremely popular.

- Positioned at the end of a small cul de sac
- Side main door entrance directly accessed from the driveway
- Reception hallway with storage
- Spacious living room with front facing window, featuring a fireplace with living flame gas fire
- Dining room with patio doors leading to the rear garden
- Modern fully fitted kitchen with dual aspect windows, rear garden access, a range of base and wall units, complete with a range of integrated appliances
- Principal bedroom with fitted mirrored wardrobes and patio doors to the rear garden
- Bedroom two with front facing window and built-in wardrobe
- Shower room with electric shower, wc and sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Monoblock driveway for off street parking
- Private garden grounds to the front and rear, with gated side access
- External built-in storage





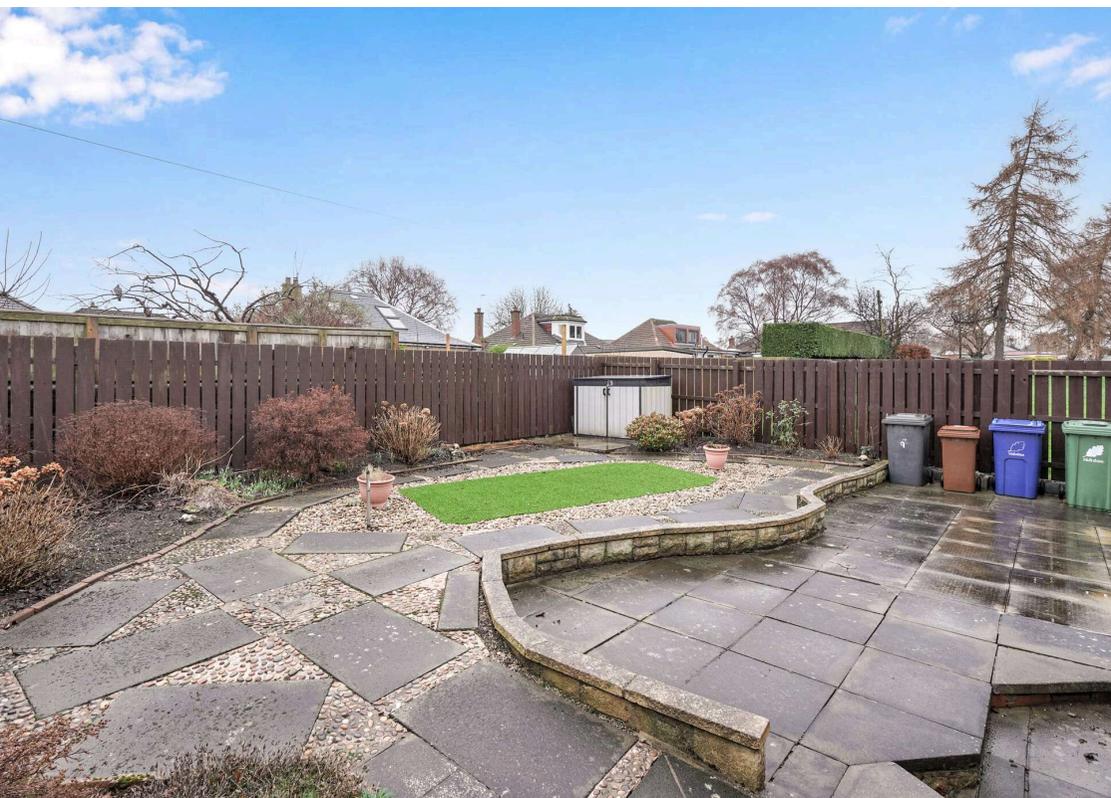
Eskbank

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, and all integrated appliances. Other items may be available by negotiation and are subject to offer. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these items are deemed sold as seen.





Get in touch

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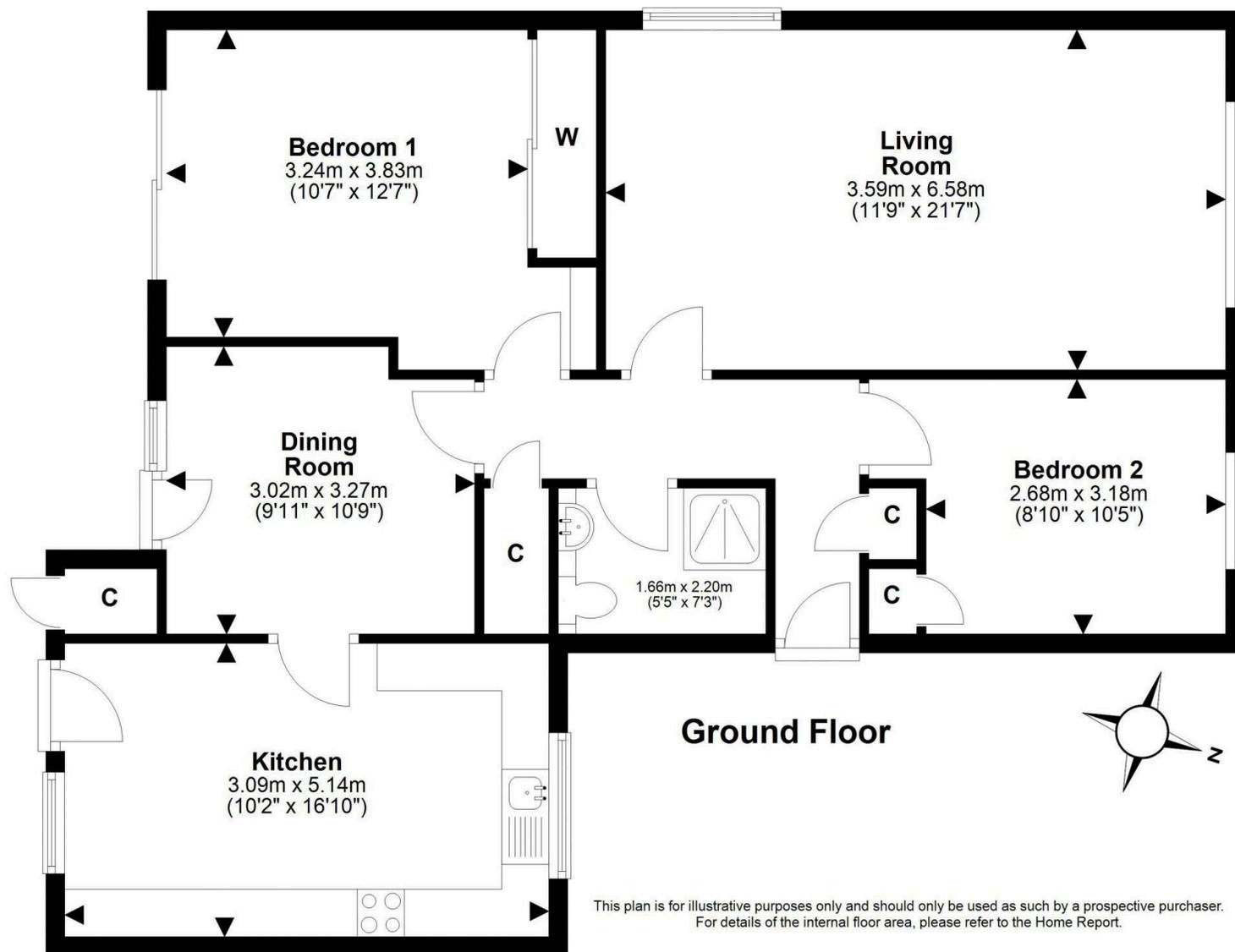
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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