



**74 Viscount Drive**  
Eskbank, Midlothian, EH22 3FX

CALL US ON 0131 447 4747

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For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Superb open plan living room/dining room/fitted kitchen with appliances.
- French doors to extensive rear garden.
- Cloakroom/WC.
- Understairs storage cupboard.
- Upper landing with storage & access to attic.
- Two good sized double bedrooms one with built in mirrored wardrobes.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Solar panels.
- Small private garden to front.
- Extensive well maintained garden to rear with astro turf.
- Two allocated parking spaces to rear of property.
- Unrestricted on street parking.
- Well maintained communal grounds.
- Children's playpark to front.
- NHBC Guarantee.



## GENERAL DESCRIPTION

A fabulous mid terrace villa situated within a sought after development in the highly desirable Eskbank in Midlothian, a short journey to the southeast of Edinburgh and close to an excellent range of local amenities. The recently completed development is an excellent commuter base into Edinburgh or further field with its close proximity to the City bypass and local train station and would make an ideal purchase for a first time buyer/young couple.

## FACTORYING NOTE

The communal areas within the Development are maintained by RMG Scotland at an approximate charge of £100 per annum.

### COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

### E.

APPROXIMATELY 1.3 MILES TO ESKBANK TRAIN STATION.

APPROXIMATELY 13.6 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

## LOCATION

Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers a breathtaking valley where walk and cycle paths can be found on the banks of the River North Esk and Benbught Woods. Other outdoor pursuits include Dalkeith Country Park and King's Park. Nearby Lasswade Leisure Centre and newly opened flagship David Lloyd Club offers swimming pool, gym, and fitness classes, there is a range of golf courses nearby. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a 24-hour supermarket within easy reach. Straiton and Fort Kinnaird Retail Parks are a short drive away. Eskbank is within catchment of the highly regarded Kings Park Primary School with secondary schooling available in the local area and coach transportation to some of Edinburgh's private schools. The area further benefits from excellent transport facilities, with its own train station taking you into the capital in 20-minutes. Regular buses and its proximity to Edinburgh Royal Infirmary, Shawfair park and ride, the City Bypass and Edinburgh Airport make this an ideal location for commuting.

### EXTRAS:

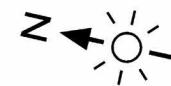
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOOD, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER.



Viscount Drive,  
Dalkeith,  
Midlothian, EH22 3FX



Approx. Gross Internal Area  
804 Sq Ft - 74.69 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING B

