

16 JEWEL GARDENS

Eskbank, Dalkeith, EH22 3FQ



EXCEPTIONAL

*detached house in
Eskbank*



GILSON GRAY

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An outstanding four-bedroom detached house that meets all the needs of modern family lifestyles

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A hall that immediately establishes the high quality of the interiors. It offers two built-in store cupboards and sets the scene of what to expect

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The multi-aspect living room is a wonderfully bright and spacious reception area that is further enhanced by on-trend grey décor

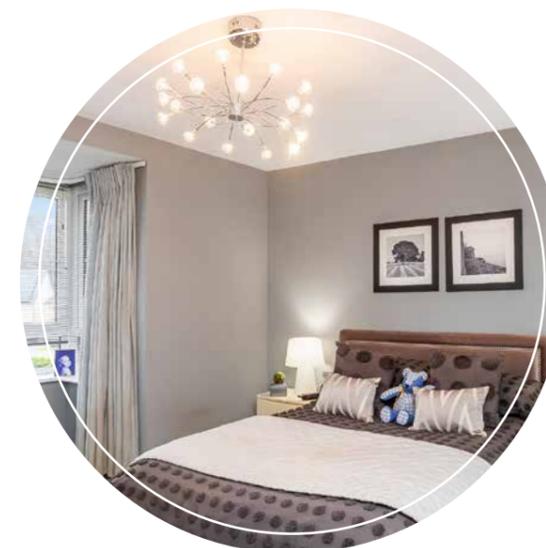
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The centrepiece of the home. It has an expansive footprint to accommodate a table and chairs, as well as additional comfy furnishings

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All four bedrooms are spacious doubles that are finished with attractive decoration and soft carpets for maximum comfort

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A WC just off the utility room on the ground floor, two en-suites and a family bathroom

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The property has a neat front lawn and a monoblock driveway leading to an integrated garage. To the southwest-facing rear, there is a landscaped garden

27 **Eskbank**
The much sought-after residential area of Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian



Welcome to 16 JEWEL GARDENS



This four-bedroom detached house is an exceptional family home that is finished to impressively high standards. It features attractive interior design and high-end finishings throughout, including a stunning dining kitchen, two en-suites, a family bathroom, and a WC. It has generous storage as well, helping to keep the home tidy. Furthermore, there is private parking for two cars and a large garden designed with the entire family in mind. Positioned by a communal green and mature woodland walks, this property also has a highly desirable location in Eskbank as part of an exclusive modern development. Schools, superb amenities, and bus and rail links are all close by, the beautiful Midlothian countryside is easily accessible, and Edinburgh city centre can be reached in just 30 minutes whether travelling by car or train.

GENERAL FEATURES

An exceptional detached house in Eskbank
Part of an exclusive modern development
Set by a communal green and woodland walks
Finished to high standards throughout
EPC Rating - B | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming entrance hall with built-in storage
Multi-aspect living room with a box bay window
Stunning dining kitchen with rear garden access
Separate utility room with an adjacent WC
Naturally-lit landing with double-door cupboard
Four double bedrooms (three with wardrobes)
Two modern three-piece en-suite shower rooms
High-quality family bathroom with three-piece suite

EXTERIOR FEATURES

Landscaped garden with a southwest-facing aspect
Monoblock front driveway and integrated garage

PROPERTY NAME

16 Jewel Gardens

LOCATION

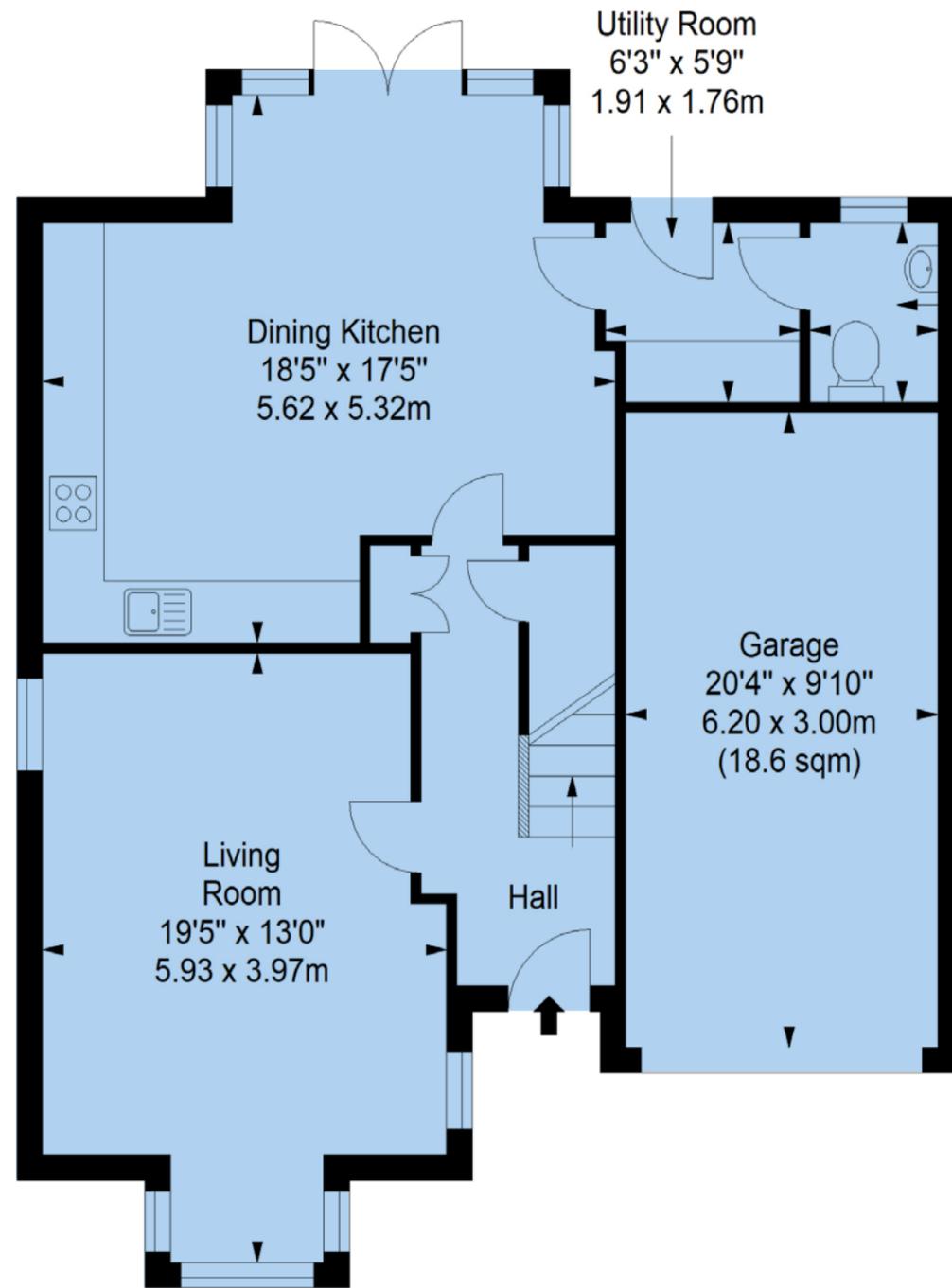
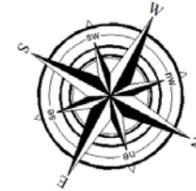
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APPROXIMATE TOTAL AREA:

132.4 sq. metres (1425.2 sq. feet)

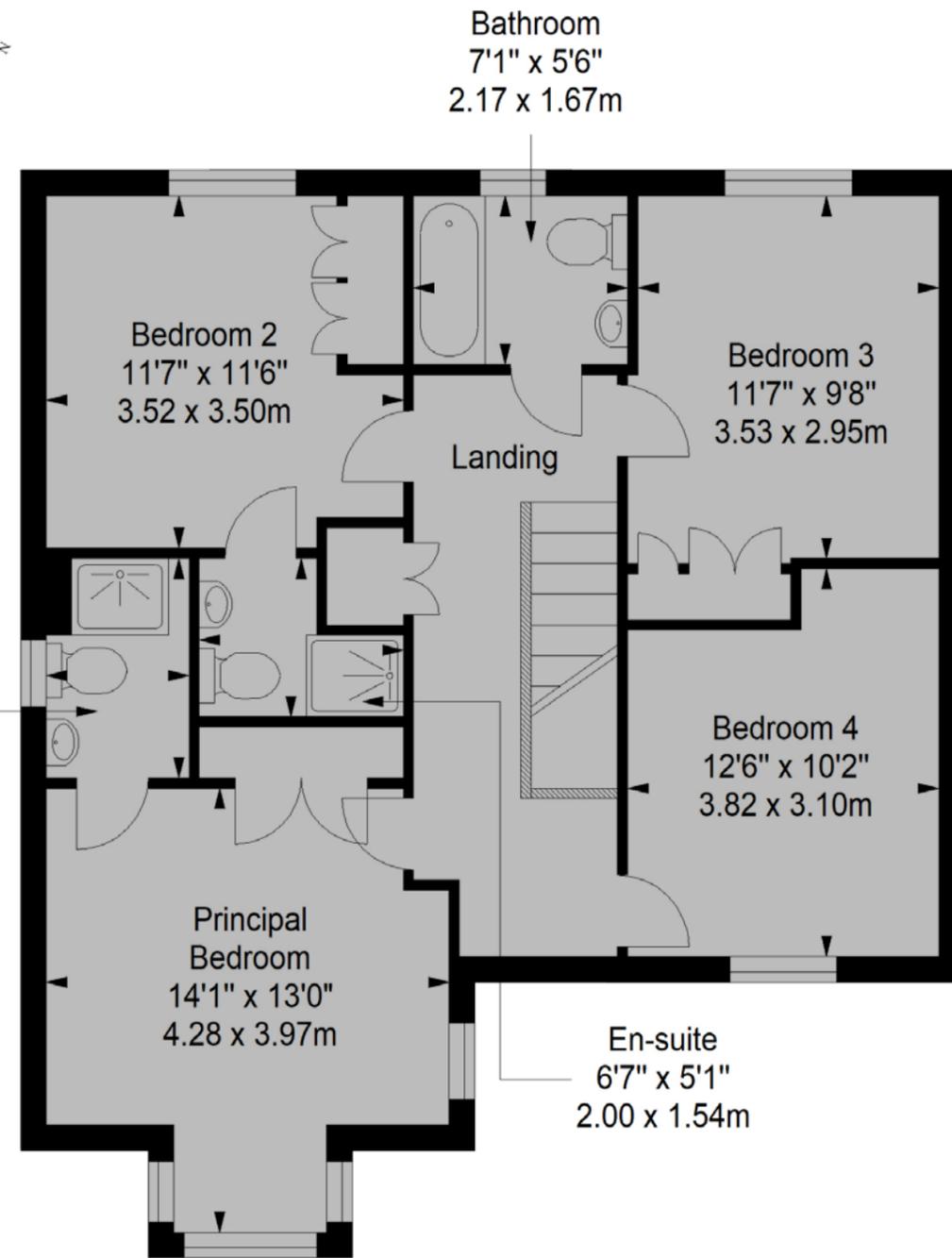
The floorplan is for illustrative purposes.
All sizes are approximate.

● - GROUND FLOOR ● - FIRST FLOOR



WC
5'9" x 4'2"
1.76 x 1.26m

En-suite
7'0" x 4'8"
2.14 x 1.41m





HIGH-QUALITY INTERIORS

set the scene for family life

Stepping into the home, you are warmly welcomed by a hall that immediately establishes the high quality of the interiors. It offers two built-in store cupboards and sets the scene of what to expect.





MULTI-ASPECT LIVING ROOM

Fronted by a box bay window, the multi-aspect living room is a wonderfully bright and spacious reception area that is further enhanced by on-trend grey décor and plush carpeting. It has an elegant and relaxed ambience, and accommodates a wide choice of comfortable furnishings with a number of ways the room can be arranged.



STYLISH DINING KITCHEN

The centrepiece of the home



The stylish dining kitchen is the centrepiece of the home. It has an expansive footprint to accommodate a table and chairs, as well as additional comfy furnishings – all alongside a very generous range of modern cabinets and sweeping worktops. Under-unit and plinth lighting allow for ambient moods, while integrated appliances add to the contemporary appeal creating a sleek finish (ceramic hob, concealed extractor, double oven, microwave, fridge/freezer, dishwasher, and wine fridge).

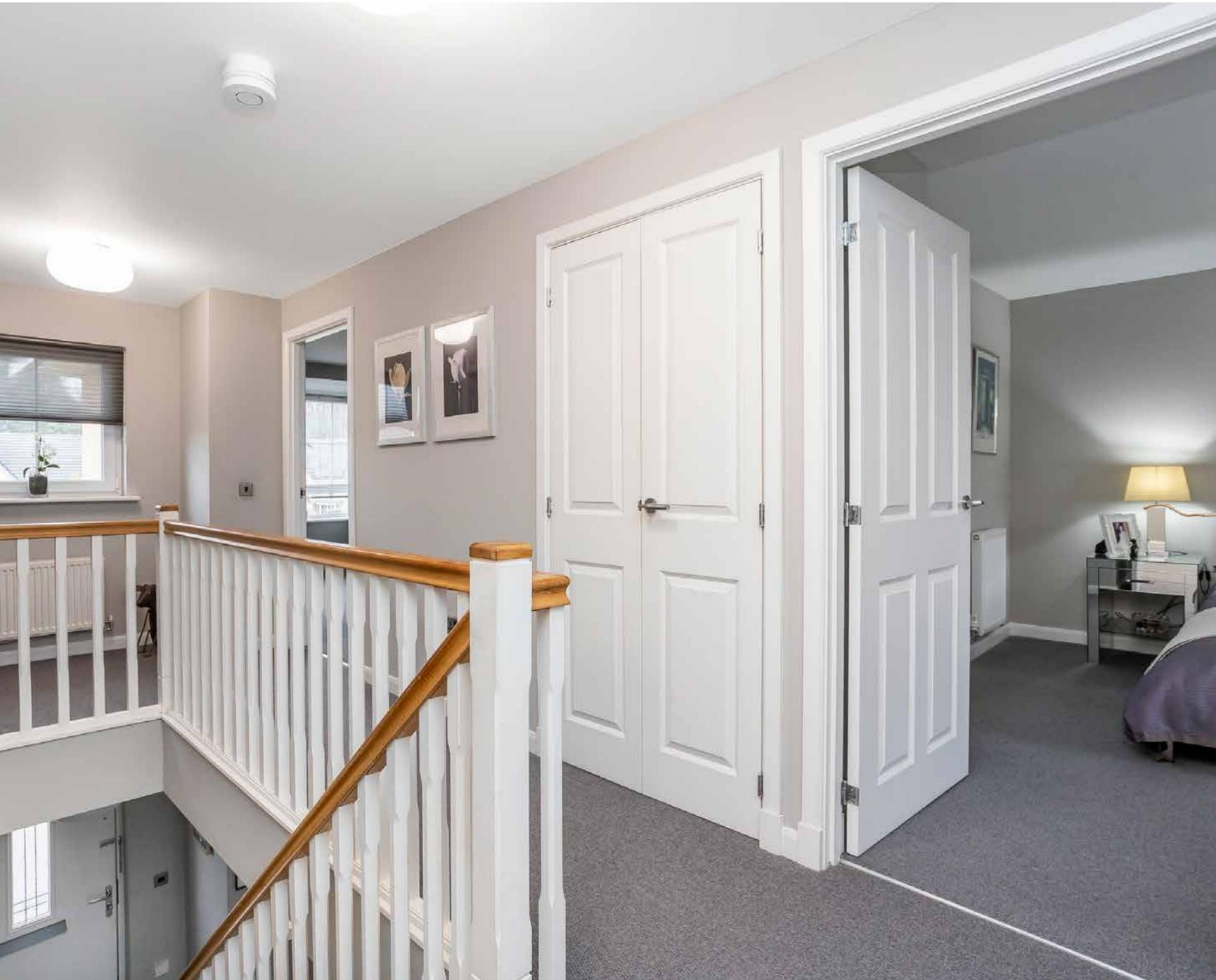


Furthermore, triple-aspect windows ensure a light-filled ambience and French doors allow a seamless transition to the garden for summer entertaining.

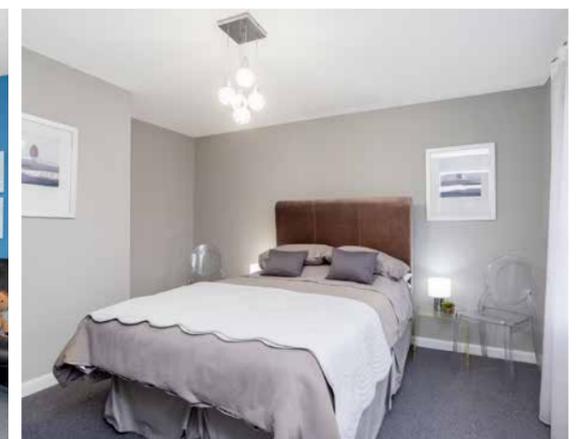
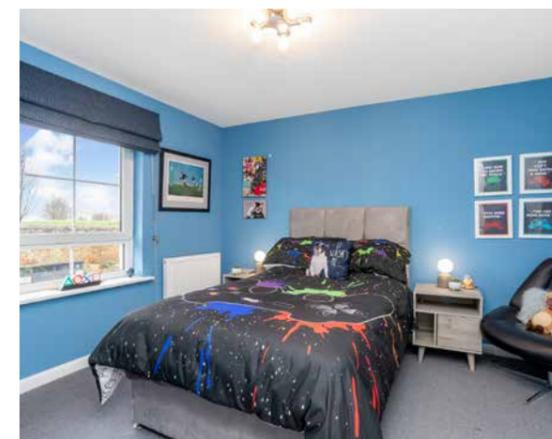
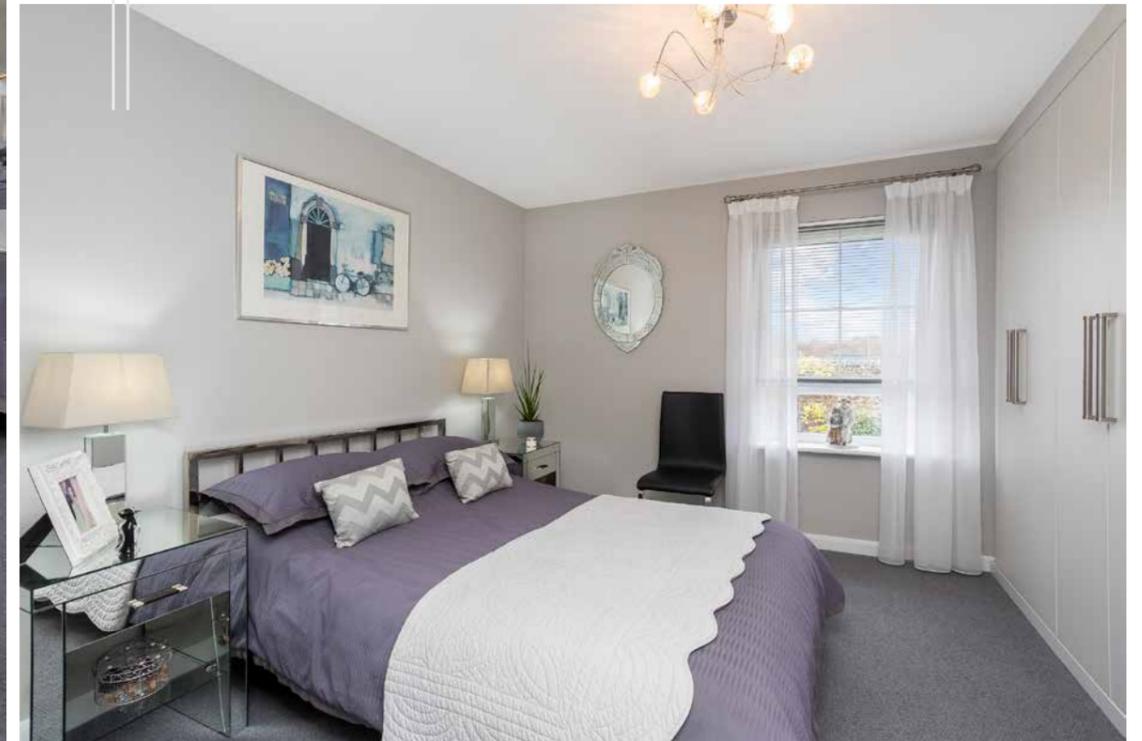


A separate utility room provides further storage and workspace, as well as a washer and a dryer.





On the first floor, the four double bedrooms extend off a naturally-lit landing with a double-door cupboard. All four bedrooms are spacious doubles that are finished with attractive decoration and soft carpets for maximum comfort.



**VERSATILE
ACCOMMODATION**

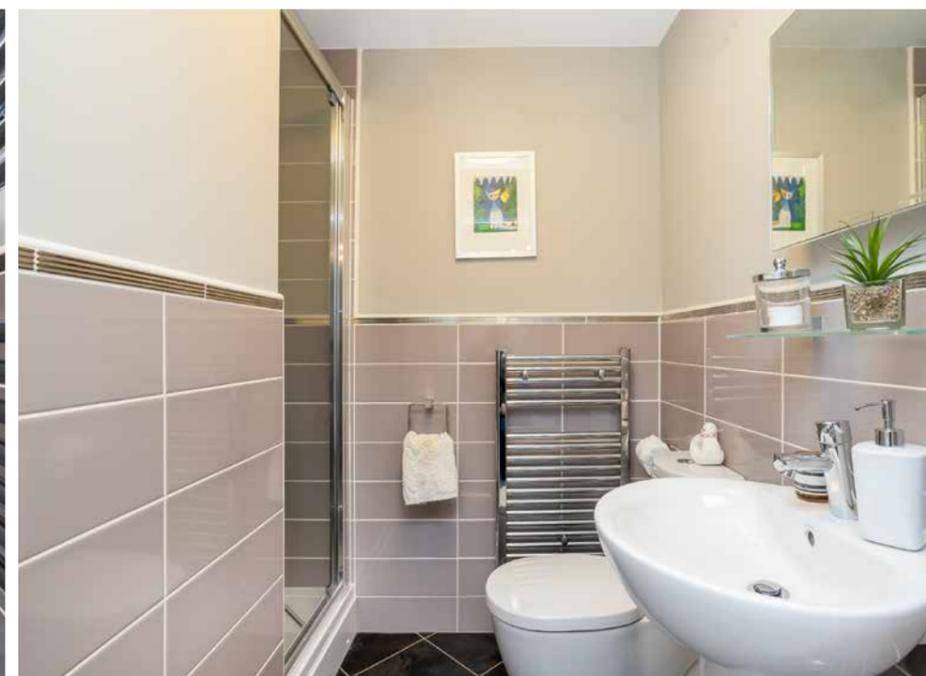
and
generous
storage



The principal and second bedrooms both have the luxury of their own en-suite shower room, and (like bedroom three) they come with built-in wardrobes offering generous clothes storage. Furthermore, the front-facing bedrooms enjoy lovely views over the development's communal green, whilst the rear-facing rooms overlook the garden.



View from the principal bedroom





THE BATHROOMS

This property ensures minimal bathroom waiting times with a WC just off the utility room on the ground floor, and two en-suites and a family bathroom on the first floor. The en-suites are both modern and stylishly presented with a mix of tiling and neutral décor. The family bathroom maintains the high standards as well. It is fully enveloped in tiles and, like the en-suites, it has a three-piece suite and a towel radiator.

Extras: all fitted floor and window coverings (except the living room curtains), light fittings, integrated kitchen appliances, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Ross and Liddell at an approximate yearly cost of £168.00



Stylish design with modern fixtures and fittings



Outside, the property has a neat front lawn and a monoblock driveway leading to an integrated garage, all adding instant kerb appeal to the handsome façade. To the southwest-facing rear, there is a landscaped garden which is ideal for families, coming enclosed by a stone wall and fence. It features a patio for summer dining, a well-kept lawn, and a bay dedicated to mature plants. Capturing lots of sun, it is another asset to this beautiful home.

GARDEN & PARKING

A suntrap garden for the whole family





ESKBANK

The much sought-after residential area of Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers outstanding natural beauty, including a breath-taking valley where tranquil walks and cycle paths can be found on the banks of the River North Esk and Benbucht Woods. For picnics and family days out, nearby Vogrie Country Park and King's Park are both ideal locations, and for more energetic pursuits, King's Park offers tennis courts, a bowling green, a pitch and putt, and a playground. Nearby Lasswade Leisure Centre offers a swimming pool, gym, and fitness classes, and you are also spoilt for choice with a range of golf courses. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a large 24-hour supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away, boasting over 100 high-street outlets combined. Eskbank has nearby primary schools and secondary schools in neighbouring Dalkeith. 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 the City Bypass and Edinburgh International Airport make this an ideal location for commuting.



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