



44 Jewel Gardens  
Eskbank, EH22 3FQ

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED HOUSE

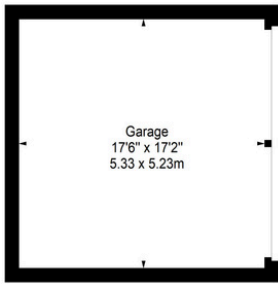
- Living Room
- Kitchen
- Dining Room
- Study
- Utility
- Conservatory
- Six Bedrooms (two en-suites)
- Bathroom
- Shower Room
- WC Apartment
- Double Glazing & GCH
- Front & Rear Garden
- Double Garage
- Driveway
- EPC Rating – C



Viewing is highly recommended of this rarely available immaculately presented six-bedroom detached villa, located in a quiet and friendly residential development in the popular Midlothian town of Eskbank. Eskbank offers a wide range of local services and amenities along with excellent public transport links including Eskbank train station. The city bypass is also nearby providing easy access to the city centre and surrounding areas. The large family accommodation comprises; welcoming entrance hallway with WC apartment, bright living room, conservatory, kitchen/family area leading to rear garden via French doors, utility room, dining room and study with bay windows. Upstairs leads to four lovely bedrooms, two of which benefit from en-suites and stylish family bathroom. Two further bedrooms with fitted wardrobes and a shower room lie on the top floor. The property benefits from double glazing, gas central heating, driveway and separate double garage. There is private garden ground to front and mature landscaped enclosed garden to the rear which extends the already extensive living space into the open. Items included in the sale are fitted carpets & floor coverings, hob, hood, fridge-freezer, built-in double oven/grill and microwave, wine fridge and light shades. The appliances included are sold as seen with no warranty provided.







Ground Floor

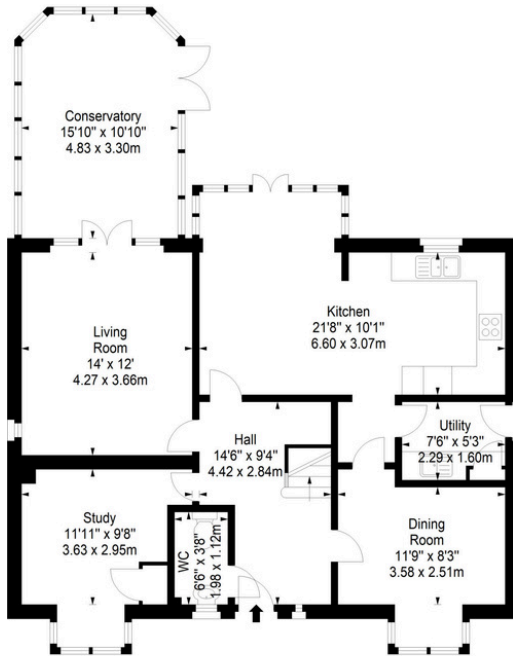
**Jewel Gardens,  
Dalkeith, EH22 3FQ**



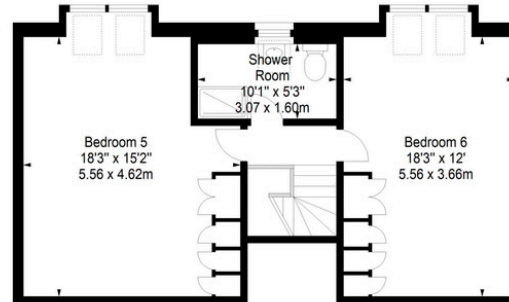
Approx. Gross Internal Area  
2578 Sq Ft - 239.50 Sq M  
Garage

Approx. Gross Internal Area  
302 Sq Ft - 28.06 Sq M

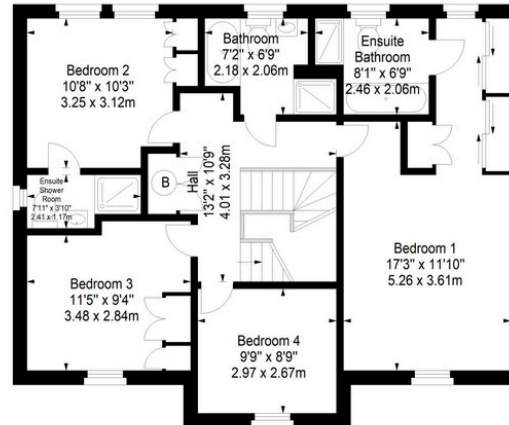
For identification only. Not to scale.  
© SquareFoot 2024



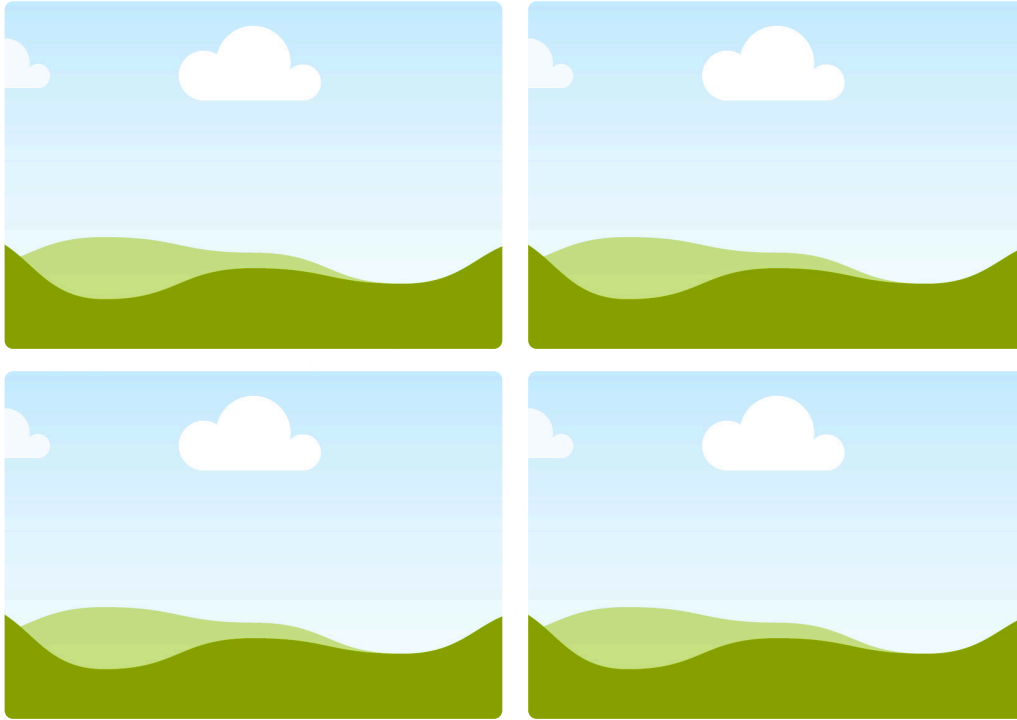
Ground Floor



Second Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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