



33 Muirpark, Eskbank, Midlothian, EH22 3JE

Charming three-bedroom semi-detached cottage with gardens and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

33 Muirpark is a charming three-bedroom traditional semi-detached cottage with front and rear gardens, and driveway situated in the popular Midlothian town of Eskbank, neighbouring Dalkeith and Bonnyrigg. The location is superb with excellent local amenities and schools and is within convenient commuting distance to Edinburgh city centre & further afield.

Entrance vestibule and hall; spacious dining area leading to the living room with patio doors to the enclosed rear garden; fitted kitchen with wall and base units and appliances; two good sized double bedrooms, one with en-suite bathroom. On the upper level, large landing leading to bedroom three; and a shower room.

ACCOMMODATION

Entrance vestibule & hall. Dining area. Living room. Kitchen. Three double bedrooms. Bathroom. Shower room.

Gas central heating. Double glazing. Well-maintained front and rear gardens with mature borders and patio area. Driveway and unrestricted on-street parking.

LOCATION

Eskbank and neighbouring Dalkeith are popular Midlothian towns, within easy commuting distance of Edinburgh, with Eskbank train station a short distance from the property. It is surrounded by open countryside and excellent local amenities including a Tesco Superstore, Morrisons supermarket, and a range of banks, post office, vet, and restaurants. Further facilities are available at nearby Bonnyrigg and Musselburgh, Fort Kinnaird Retail Park at Newcraighall or Straiton Retail Park. Leisure and recreational activities include Cortleferry Park, Kings Park, football and rugby clubs, Dalkeith Country Park with its woodland walks, restaurant and shop, a variety of golf courses including Newbattle, Broomieknowe, Melville & Kings Acre, and countryside walks. Regular public transport links to the city centre and surrounding areas, with easy access for commuters to the A1, A68, A7 and City Bypass linking to the M8 and M9 motorways, with a park and ride facility at Shawfair, just a few minutes' drive away. Schooling is available in the area at all levels





INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category D

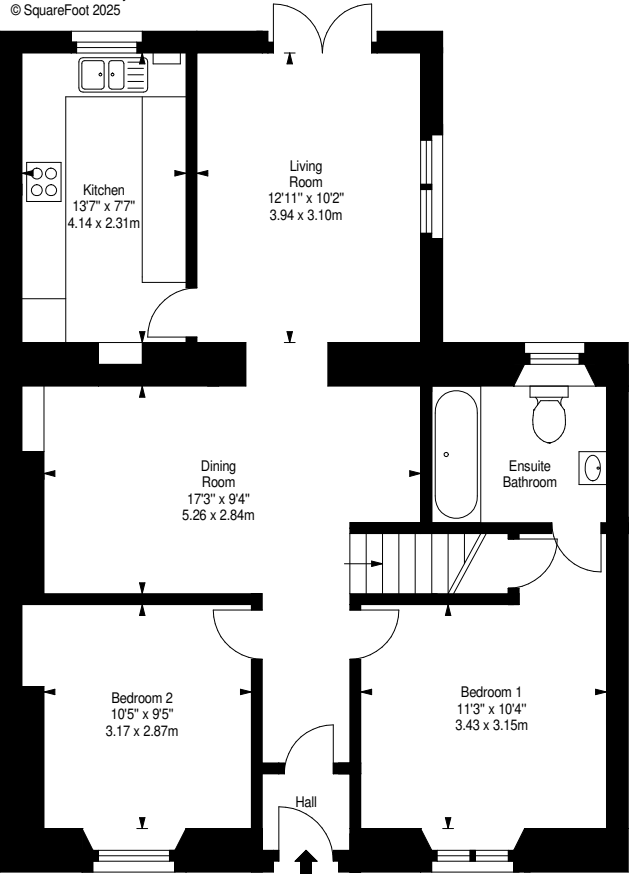
Tenure Freehold



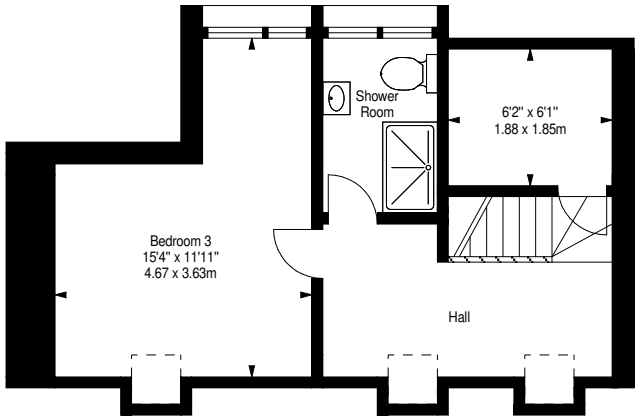
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Approx. Gross Internal Area
1180 Sq Ft - 109.62 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.