

4 Elginhaugh Gardens, Eskbank, EH22 3GZ



### Description

A rare opportunity has arisen to acquire a superb 3 bed end terraced villa with sleek, elegant interiors, deluxe fixtures and crisp, neutral walls. Commanding an enviable cul-de-sac setting within an exclusive Cala development close to an excellent range of amenities and super transport links, this perfectly proportioned home is a natural choice for a couple or family, and comes with the added attraction of an enclosed sunny south-west facing rear garden - perfect for entertaining guests.

- Hallway with cloak room/WC
- Living room
- Stylishly appointed, high spec kitchen/dining room with integrated appliances and patio doors to rear garden
- Two double bedrooms, both with fitted wardrobes
- Bedroom 3
- Bathroom featuring a contemporary white three-piece suite having a shower over the bath
- Gas central heating and double glazing ensure year round comfort and efficiency
- Beautifully enclosed sunny south-west rear garden offering an ideal space for summer relaxation and outside entertaining
- Allocated parking space

### Extras

The fitted floor coverings, curtains, oven, hob, cooker hood, washing machine, dishwasher, fridge/freezer and garden shed are included. Additional items of furniture may be available by separate negotiation.

**EPC Rating:** B

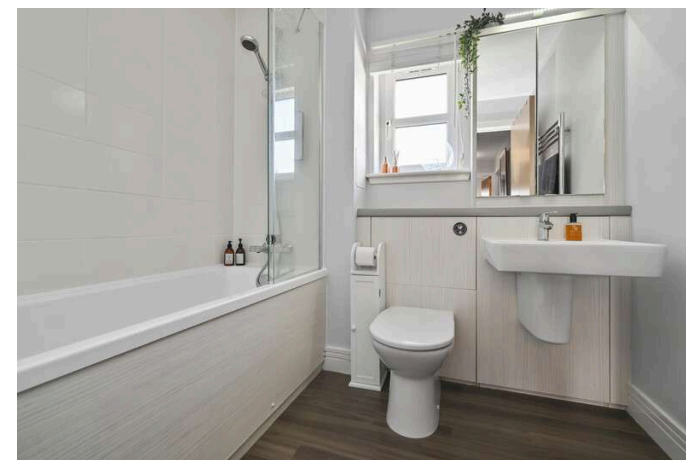
### Price and Viewing

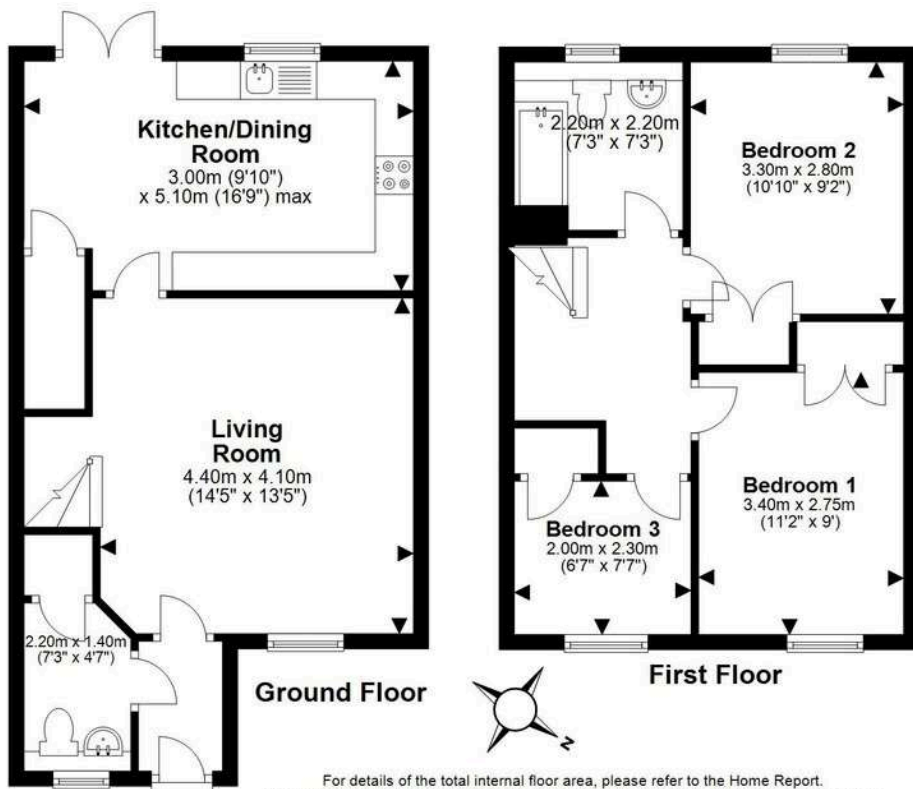
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## 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 each offer 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.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

