

18 ABBEY ROAD  
DALKEITH  
EH22 3AD





Impressive and well-proportioned 5 bedroom detached villa arranged over two floors and offering spacious family accommodation located in the popular town of Dalkeith. Dalkeith is conveniently situated some 7 miles from Edinburgh's City Centre. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system.

A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the City Centre. The Borders Railway link has a station at Eskbank for commuting into Edinburgh

For leisure and recreational facilities, King's Park is a short distance away with public tennis courts, a bowling green, a pitch and putt and a childrens' playground. Dalkeith and Vogrie Country Parks are a short drive away and an excellent range of golf courses are nearby with Newbattle Golf Course located over the road. A range of amenities are on hand including a 24-hour Tesco superstore, with Dalkeith housing a further extensive range and shops and services. Schooling in both the private and public sectors are well catered for in the area (including some direct busses to City Centre schools), and the Jewel & Esk College's Midlothian Campus also easily accessible.

Internally the property is in good decorative order throughout and benefits from gas central heating, partial double glazing and good storage facilities.

A driveway provides off street parking and leads to a garage/office and driveway with up and over door, WC, power and light. Well stocked gardens to front and rear



## PROPERTY DETAILS

- Entrance Vestibule with original mosaic tiled floor.
- Welcoming Entrance Hall with carpeted staircase to upper floor.
- Large Lounge / Dining Room with bay window to front. Feature wood burning fire. Shelled recess. Decorative cornice and ceiling rose. Deep storage cupboard. French doors to conservatory.
- Dining Room / Sitting Room / Bedroom with window to front. Working shutters. Feature fireplace with cast iron insert. Built in cupboard. Edinburgh wall press. Decorative cornice and ceiling rose.
- Stylish Conservatory with open outlook over the garden. Double doors to garden.
- Fitted Kitchen with matching wall and base units. Induction hob, electric oven and grill. Solid wood worktops with Belfast sink. Integrated dishwasher and washing machine. Window to rear overlooking garden.
- Utility Room / Dining Room with window to side. Built in cupboards provide excellent storage space.
- Cloakroom with two-piece suite comprising wash hand basin and WC. Coat hooks.

## Upper Floor

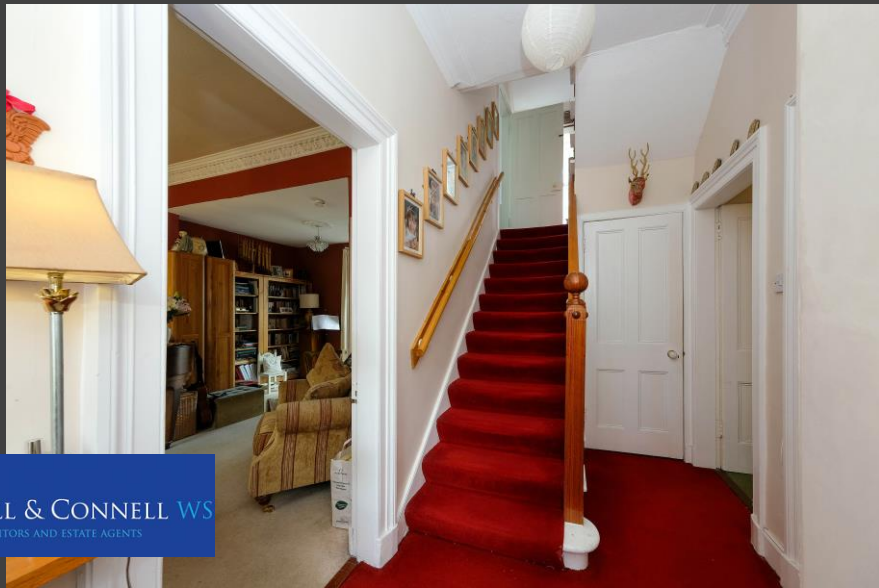
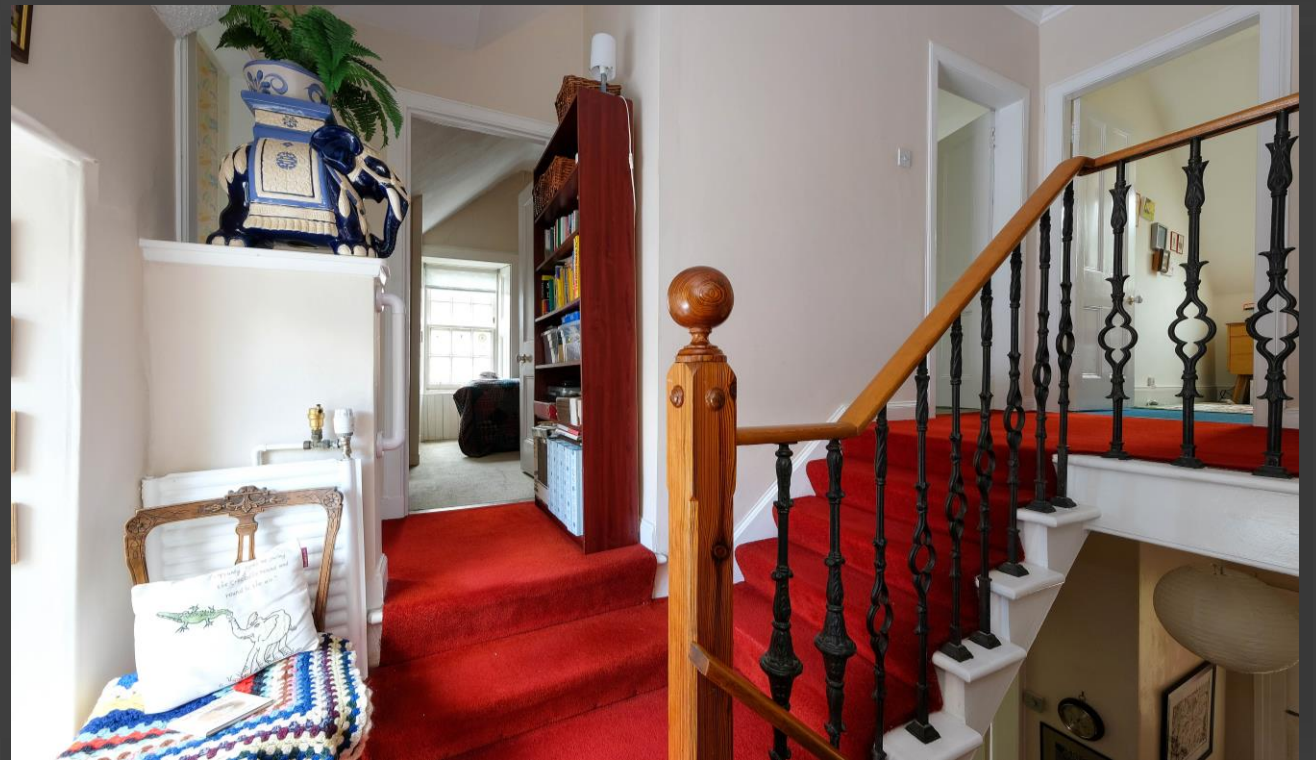
- Half landing with steps up to bathroom with shower and WC, a separate set of steps up to landing giving access to bedrooms 1,2 and 3 at the front, and a third set of steps up to bedrooms 4 and 5 at the rear.
- Family Bathroom with four-piece suite comprising bath, wash hand basin, bidet and WC. Shower compartment with electric shower. Three large mirrors span most of the main wall. Window to rear. Additional Velux window.
- Main Bedroom with bay window to front. Extensive built in wardrobes with hanging space and shelving.
- Second Double Bedroom with window to front. Built in wardrobes with hanging space and shelving.
- Third Double Bedroom window to side. Built in wardrobe.
- Fourth Bedroom with window to rear overlooking garden. Wash hand basin.
- Single Bedroom with window to front.



Viewing by appointment on 0131 524 3800















## EXTERNAL

A gated driveway provides off street parking for 2 cars and leads to a double garage which has been converted into a self-contained home office with WC and central heating. A portion with an up and over door has been retained for storage.

The front garden features a small lawn and a lovely array of established plants and shrubs.

The secluded rear garden (approx. 1/3 of an acre) features a large lawn bordered with a fabulous array of established plants, shrubs and trees. The summer house is included in the sale together with the shed and garden seat.

- Energy Efficiency Rating - E
- Council Tax Band - G





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only.

Photographs & Floorplan by Mike Dooly Photography 07730560286