










Fixed Price

**£399,995**

## 32 Beech Grove Avenue

Eskbank | EH22 3HS

An exciting opportunity has arisen to purchase this delightful, detached house affording beautifully maintained private sunny gardens, extensive driveway and detached garage with electric door. Quietly positioned within a lovely cul-de-sac setting in the highly regarded Eskbank direct of Midlothian, close to excellent amenities, reputable schooling and superb commuting links.

-  4 Bedroom
-  2 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway and Garage
-  EPC Rating –D
-  Council Tax Band – F



## Description

This substantial family home provides generous, versatile accommodation throughout, enhanced with a light and stylish interior and offered to the market in true move-in condition, meriting internal viewing to be fully appreciated. In brief, the accommodation comprises; entrance vestibule, welcoming hallway with understair storage provisions. There is a beautifully appointed, dual aspect sittingroom with open fireplace, the diningroom is located to the rear with French doors leading to the wonderful, secluded rear garden and the contemporary kitchen is fitted with a range of sleek wall and base units with built-in Induction hob, electric oven and hood with additional appliances included in the sale. A door from the kitchen leads to the side drive and garage. Two double bedrooms are located on the ground floor together with a stylish wet room with white suite and electric shower. A carpeted staircase leads to the upper floor with further storage facilities. There are two further double bedrooms, one with built-in wardrobes and excellent open views and there is a modern bathroom with three piece suite with shower attachment. Further benefits include gas central heating with combi boiler (installed Feb 2024) and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the Induction hob, electric oven and hood together with the fridge/freezer and washing machine.

## Gardens, driveway and garage

The property enjoys sizeable wraparound gardens with attractive ground to the front and side, laid to lawn with attractive borders together with a multi-vehicle driveway which leads to the detached garage with power and light. Gated access leads to the fully enclosed rear garden, which enjoys excellent privacy with paved patio, manicured lawn with beautiful established borders. The garden shed shall be included in the sale.

## Viewing

By appointment with Neilsons on 0131 625 2222.





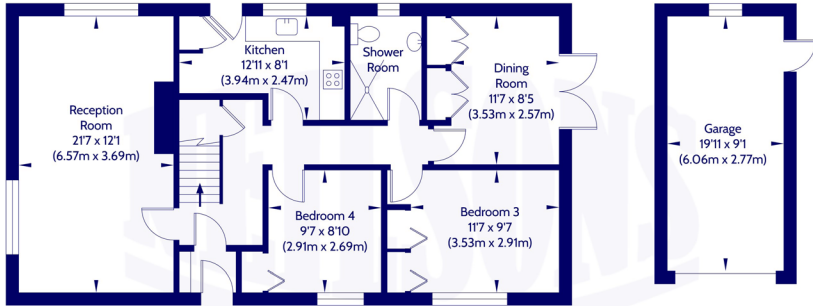
## Location

Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the city professionals. 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. For leisure and recreational facilities, Kings Park is just 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 just a short drive away and an excellent range of golf courses are nearby. Excellent amenities are on hand including a 24- hour Tesco superstore with the neighbouring 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.

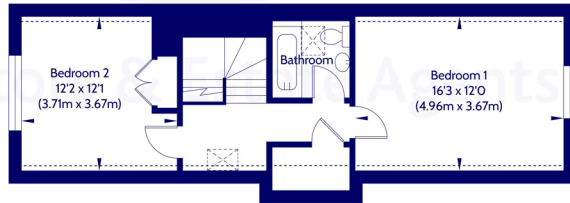




Approx. Gross Internal Floor Area 130.78 Sq M / 1408 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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