










Offers Over
£475,000

52 Eskfield Grove

Eskbank | Midlothian | EH22 3FA

This substantial, well presented detached villa with fantastic generous sized private gardens, driveway and garage is quietly located within an established modern development in the desirable Midlothian town of Eskbank close to good local amenities and transport links.

-  4 Bedrooms
-  4 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - G



Description

The generously proportioned accommodation would make an ideal purchase for the growing family and viewing is highly recommended. In brief the subject comprises; welcoming entrance hallway with WC off, box-bay window lounge with fantastic focal fireplace, double doors leading to bright and spacious dining room offering pleasant views over the rear garden, stylish fitted kitchen/family room and conservatory. The kitchen boasts ample wall and base units, granite worktops and integrated appliances, furthermore a useful utility room with door to side. The upper level comprises of a generously proportioned principal bedroom with en-suite shower room, three further good sized bedrooms and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

A real feature of this property is the lovely, mature generous sized private garden to the rear which boasts a great size lawn for children and pets, with a patio area all bordered with highly decorative plants and shrubbery. To the front is a lawn with hedgerow for additional privacy and a monoblock driveway leading to a double garage.

Please note the development is factored by Ross and Liddell with an annual charge of £160 for the upkeep of the communal areas.

Viewing

Please contact Neilsons on 0131 625 2222.





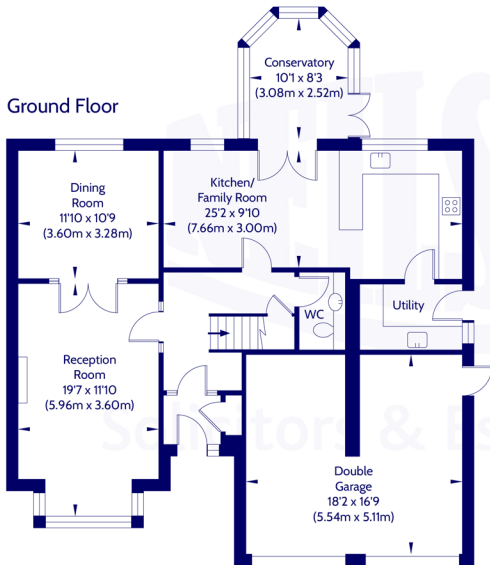
Location

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 and on hand including a 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.

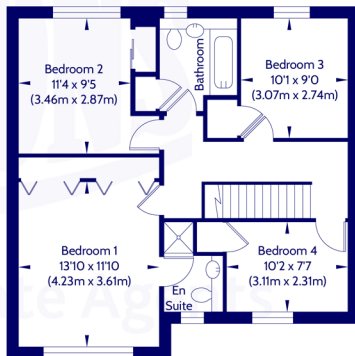




Approx. Gross Internal Floor Area 153.45 Sq M / 1652 Sq Ft.



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.



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