










Fixed Price

**£450,000**

## 7 Jewel Gardens

Eskbank | Midlothian | EH22 3FQ

Constructed by David Wilson Homes in 2016, this property comes with the remaining NHBC warranty. Neilsons is thrilled to offer this bright and spacious executive home, located in a prestigious modern development in the sought-after area of Eskbank, Midlothian. Ideally situated, the property provides easy access to transport links, including Eskbank Train Station, as well as local shopping and schools in Eskbank and Dalkeith. Viewing is highly recommended to secure this beautiful modern family home.

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



## Description

This beautifully designed home welcomes you with a spacious hallway featuring convenient storage and a WC. The reception room, bathed in natural light from the front window, showcases modern neutral décor, creating an inviting atmosphere. The heart of the home is the dining kitchen, boasting sleek gloss-fronted wall and base units, integrated appliances, and glass doors that open to the rear garden, perfect for seamless indoor-outdoor living. Adjacent to the kitchen is a separate utility room for added convenience.

The principal bedroom is a generously sized double room with a front aspect, offering two sets of built-in wardrobes and an ensuite shower room for a touch of luxury. Three additional double bedrooms provide ample space, with two positioned at the rear of the house and one enjoying a sunny southern front aspect. Each bedroom benefits from built-in wardrobes, ensuring plenty of storage space. The family bathroom features a three-piece white suite, a separate fully tiled shower cubicle, and a stylish chrome heated towel rail.



## Extras

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

## Gardens & Driveway

The exterior of the property is equally appealing, featuring a spacious and securely enclosed rear garden. This outdoor space is perfect for relaxation and entertainment, with a small, charming patio area ideal for alfresco dining or morning coffee. The well-maintained lawn adds a touch of greenery, offering ample space for children to play or for hosting gatherings with family and friends. At the front of the property, a neatly paved driveway provides convenient off-street parking for multiple vehicles, ensuring ease of access and additional security. There is also a car charging point. The front garden is thoughtfully landscaped, enhancing the property's curb appeal and creating a welcoming first impression for visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





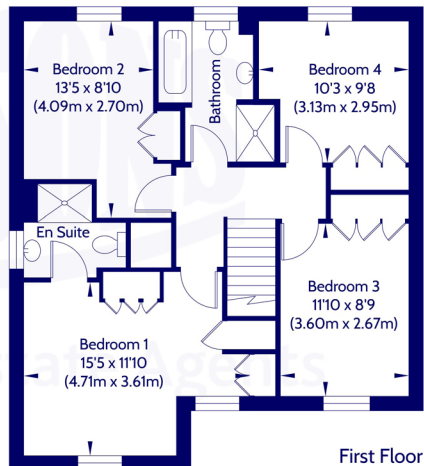
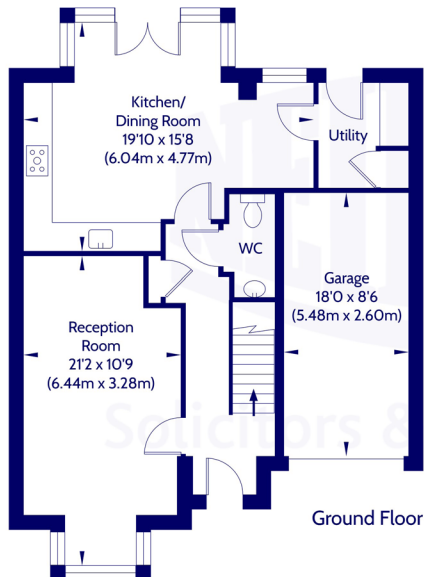
## Location

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 125.2 Sq M / 1348 Sq Ft.



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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