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Offers Over

**£390,000**

## 4 Dundas Grove

Eskbank | Midlothian | EH22 3EP

This spacious and bright detached bungalow with fantastic secluded private gardens, driveway and garage is pleasantly situated within a quiet cul-de-sac setting. The property provides easy access to transport links, including Eskbank Train Station and excellent local amenities. Now requiring upgrading/modernisation this property provides excellent potential to create a fine home.

-  3 Bedrooms
-  3 Public Rooms
-  1 Shower Room
- Floored Attic
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



## Description

In brief the subject comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned lounge with double doors providing direct access to the light and airy conservatory which pleasantly overlooks the rear garden, fitted kitchen/dining with porch providing access to the side of the property, three well proportioned bedrooms (two with fitted storage) and stylish shower room. Further benefits include gas central heating and access to fully floored attic storage with Ramsay ladder.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the washing machine, fridge/freezer and cooker.

## Gardens, Driveway & Garage

A real feature of this property is the fantastic sized private gardens to the front, side and rear. Situated on a generous plot the gardens have been well maintained and provide a high degree of privacy. A spacious driveway provides off-street parking for multiple vehicles and leads to the detached single garage.

## Viewing

Please contact Neilsons on 0131 625 2222.







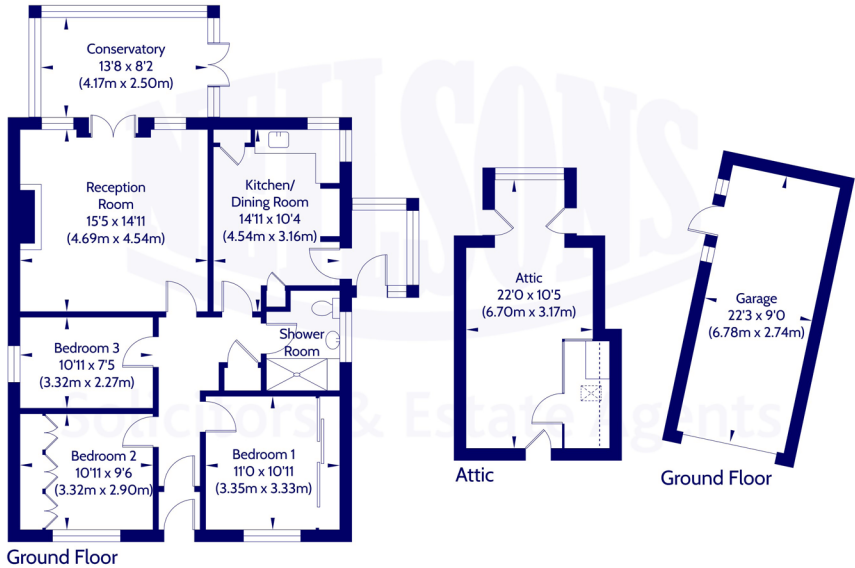
## Location

Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the commuter. 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 children's 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 from nursery to secondary level is well catered for in the area.





Approx. Gross Internal Floor Area 94.6 Sq M / 1018 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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