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Fixed Price

£310,000

47 St David's Gardens

Dalkeith | Midlothian | EH22 3FE

Stunning, generously proportioned four-bedroom terraced townhouse quietly located within a pleasant modern development within the desirable Midlothian town of Eskbank. The well presented property provides excellent living accommodation and is bound to appeal to young professionals and growing families.

-  4 bedrooms
-  1 public
-  2 bathrooms
-  Private Gardens
-  Allocated Parking
-  EPC Band - C
-  Council Tax Band - E



Description

On the ground floor, a welcoming entrance hallway with understairs cupboard leads to a rear-facing lounge, bright and spacious, with French doors opening directly to the garden. A front-facing single bedroom offers flexibility as a home study or guest room. Completing this level is a partially tiled WC with tiled flooring. The first floor features a modern kitchen/diner fitted with a range of integrated white goods, partially tiled splash areas, tiled flooring, and mood-setting under-unit lighting. A family bathroom with shower over bath, part tiling, and tiled flooring sits alongside a further front-facing single bedroom, perfect as a nursery or home office. On the second floor, the landing offers loft access via a Ramsay ladder to a partially floored attic, plus a shelved linen cupboard. The principal bedroom is a good-sized double with fitted wardrobes and space for freestanding furniture, complemented by a stylish en-suite shower room with double cubicle. A further sizeable double bedroom to the front provides excellent flexibility for different layouts.



Further benefits include gas central heating, double glazing, and a manageable factoring fee of £35 per month.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property benefits from a front garden with storage cupboard, and a rear garden designed for easy upkeep with a slabbed patio, chip-stone finish, flower/plant borders, side gate, and garden shed (included). An allocated parking space lies to the rear.

Viewing

By appointment through Neilsons 0131 625 2222.





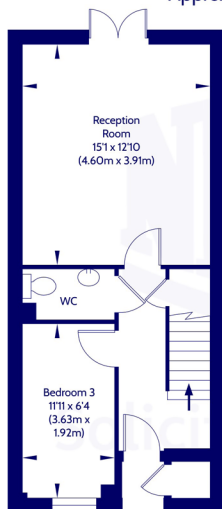
Location

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. Newbattle woods are less than 100 meters away and has 5Km worth of paths within it. Dalkeith and Vogrie Country Parks are just a short drive/walk away and an excellent range of golf courses are nearby. Excellent amenities and 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 108.6 Sq M / 1169 Sq Ft.



Ground Floor



First Floor



Second 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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