



Offers Over

£325,000

5 College Medway

Eskbank | Midlothian | EH22 3FS

A fantastic opportunity has arisen to purchase this attractive and spacious semi-detached villa with private gardens, driveway and garage, quietly situated on a corner plot overlooking the park within an established modern development. Ideally suited for professionals or young families, internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
- Utility room
-  WC
-  Garage and Driveway
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

In brief the subject comprises; welcoming entrance hall, spacious and bright lounge with box-bay window and understairs storage, modern fitted kitchen/dining with integrated appliances and French doors providing direct access to the rear garden, useful utility room with door to rear and downstairs WC. The upstairs accommodation is complete with a generous sized principal bedroom with dressing area and en-suite shower room, two further well proportioned bedrooms and contemporary family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

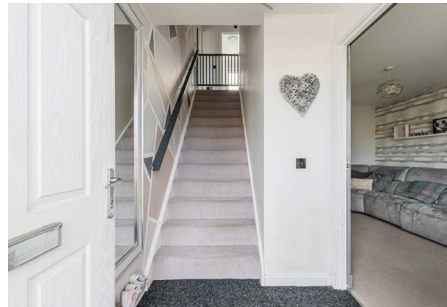
All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen which include the fridge/freezer, dishwasher and oven/hob.

Gardens, Driveway & Garage

A real feature of this property is the fantastic sized, secluded private garden to the rear which has recently been landscaped to include artificial lawn and an area of composite decking. The perfect space to enjoy outside dining/relaxing and for kids to play. A driveway to front provides off-street parking and leads to the single integrated garage. A factoring fee is payable to Ross & Liddell for the upkeep of the communal areas which is approximately £11 per month.

Viewing

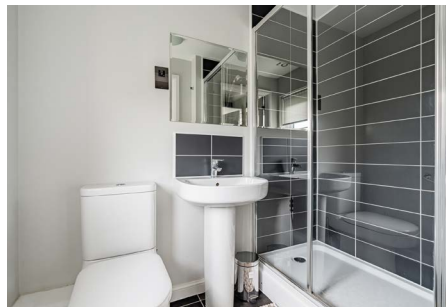
Please contact Neilsons on 0131 625 2222.





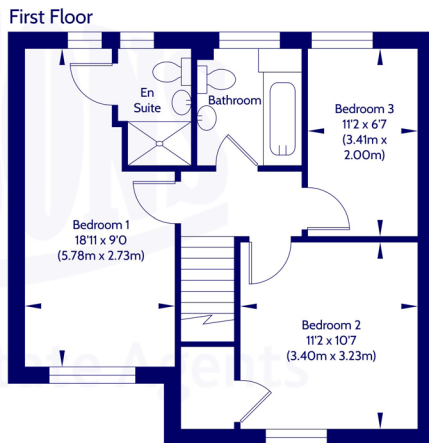
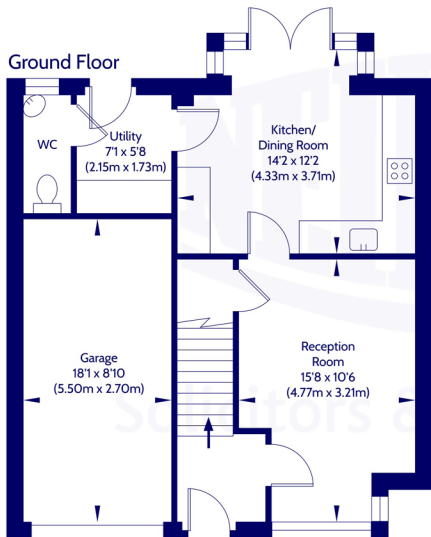
Location

The property is situated within an established modern development in the ever-popular Eskbank, 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 88.14 Sq M / 949 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.



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



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