



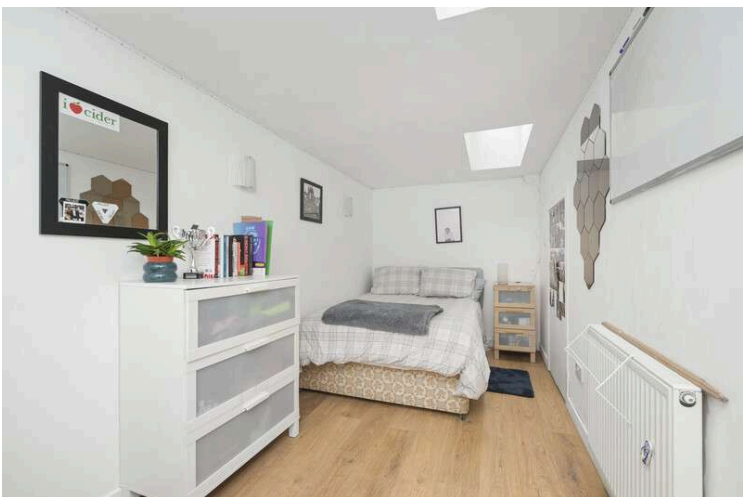
204 Newbattle Abbey Crescent, Eskbank, Midlothian, EH22 3LU

www.mcdougallmcqueen.co.uk



Superb family home situated in the Eskbank area of Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious four-bedroom linked-detached house. Occupying a prime location and providing flexible family accommodation over two levels. Situated in an established residential estate in a much sought-after area of Eskbank, the property is conveniently located to take advantage of all the local shopping and schooling Eskbank and Dalkeith has on offer. There are wonderful private garden grounds, and a driveway that provides off street parking. The property has been well maintained throughout. The private garden grounds provide the ideal space for outside entertaining and relaxation.

- Much sought after residential location in Eskbank within a mature private development
- Ideal family home
- Entrance hallway with large under stair store cupboard
- Ground floor WC
- Spacious living and dining room with full height picture window to the front and patio doors to the rear
- Dwarf wall conservatory with heat, light, and power
- Fitted kitchen with a range of units, small breakfast bar, gas hob and oven
- Utility room
- Ground floor bedroom four/family room with Velux windows
- Upper hallway with store cupboards and loft access
- Family bathroom with corner bath, electric shower, sink, wc and towel radiator
- Bedroom one with open built-in storage
- Bedroom two with open built-in storage
- Bedroom three
- Double glazing and gas central heating
- Driveway with space for two to three cars
- Superb private garden grounds which are ideal for outside entertaining
- Open green spaces throughout the estate



Location

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a 24-hour Tesco Superstore within walking distance of the property. Local schooling is excellent with the highly acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

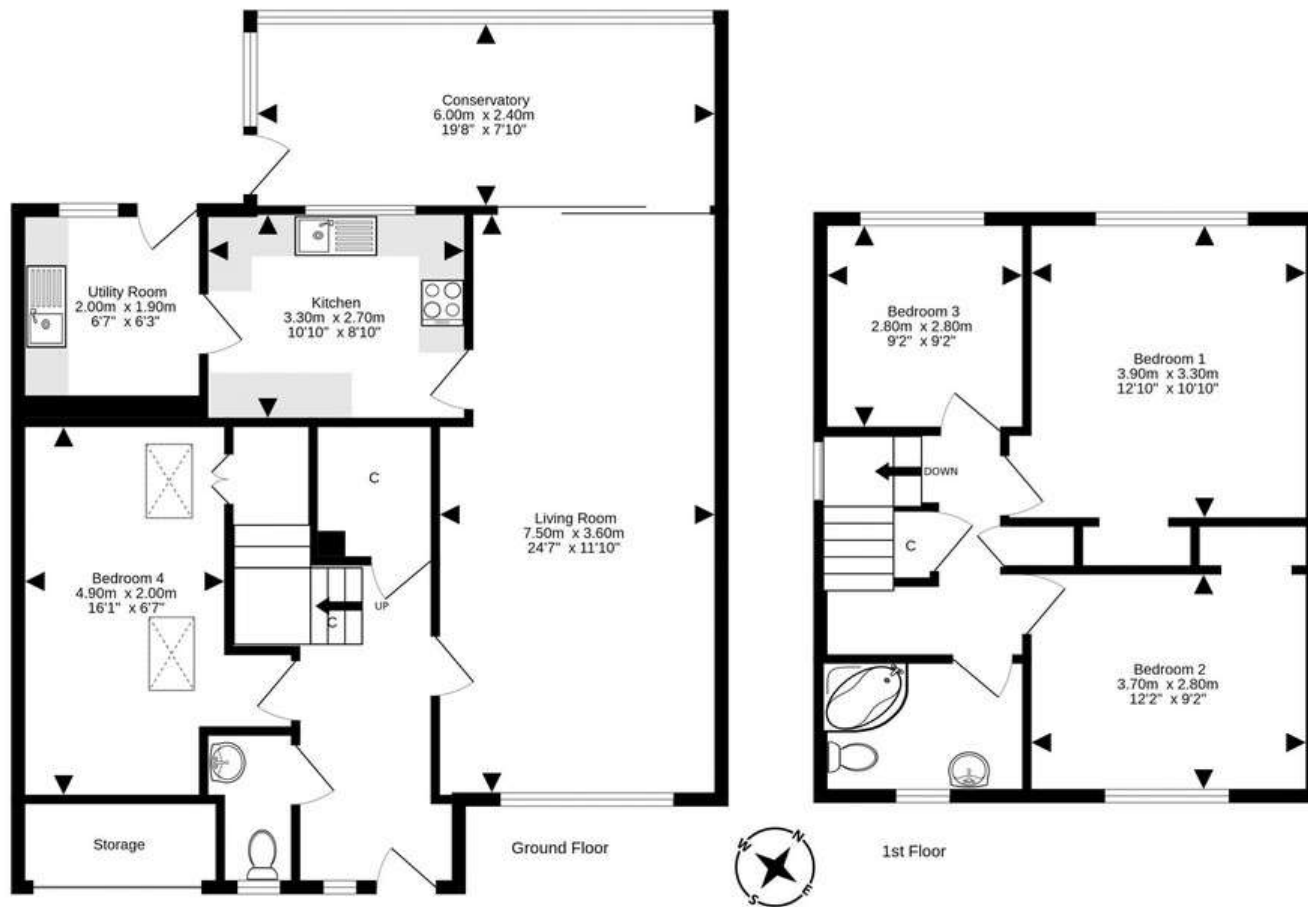
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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