



73 Newbattle Abbey Crescent, Newbattle, EH22 3LW



Welcome

Welcome to 73 Newbattle Abbey Crescent, another stunning family home, extended to provide flexible living accommodation over two levels, situated in the Eskbank area of Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious five-bedroom, linked-detached house, occupying a prime location within a quiet cul de sac. Situated in an established residential estate in a much sought-after area of Eskbank Midlothian, the property is conveniently located to take advantage of all the local shopping, transport links, and schooling Eskbank and Dalkeith has on offer. There are private garden grounds to the front, side, and rear providing the ideal space for outside entertaining and relaxation, with a driveway that provides off street parking and access to an integral double garage which has light, power, and a utility area. The property has been extended, improved, and well maintained throughout to provide modern accommodation. We recommend viewing at your earliest convenience.







- Highly regarded and much sought after residential location within the Eskbank area
- Superb family home presented in walk-in condition
- Gorgeous entrance porch
- Reception hallway with walk-in store cupboard providing light and power
- Modern ground floor WC
- Spacious living and dining room with full height front facing windows, and French doors to a garden room
- Beautiful garden room with log burning stove, light, and power
- Stunning newly fitted modern kitchen with breakfasting area with a range of various units, composite sink, induction hob, glass splashback, extractor, oven, integrated microwave oven, integrated dishwasher, and American style fridge freezer
- Mid landing with split staircase to the right and left
- Upper hallway with store cupboards and loft access
- Principal bedroom with front facing window, built-in wardrobes, and dressing table
- En-suite shower room
- Bedroom two with rear facing window and built-in mirrored wardrobes
- Bedroom three with front facing window
- Bedroom four with rear facing window
- Bedroom five with window to the rear and to include free-standing wardrobes
- Newly fitted family bathroom with electric shower over the bath, folding shower screen, wc and sink with combined vanity unit, wet wall panelling and towel radiator
- Double glazing, gas central heating, and log burning stove
- Driveway with space for three cars
- Integral double garage with utility area, light, and power
- Private garden grounds to the front, side, and rear, which are ideal for outside entertaining and relaxation
- Open green spaces and woodland throughout the estate providing that semi-rural feeling







Eskbank

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 Tesco Superstore nearby. 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, all integrated appliances, bedroom five free-standing wardrobes. The American style fridge freezer is available by negotiation and is subject to offer. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these items are deemed sold as seen. Additional items may also be available by negotiation.





Get in touch

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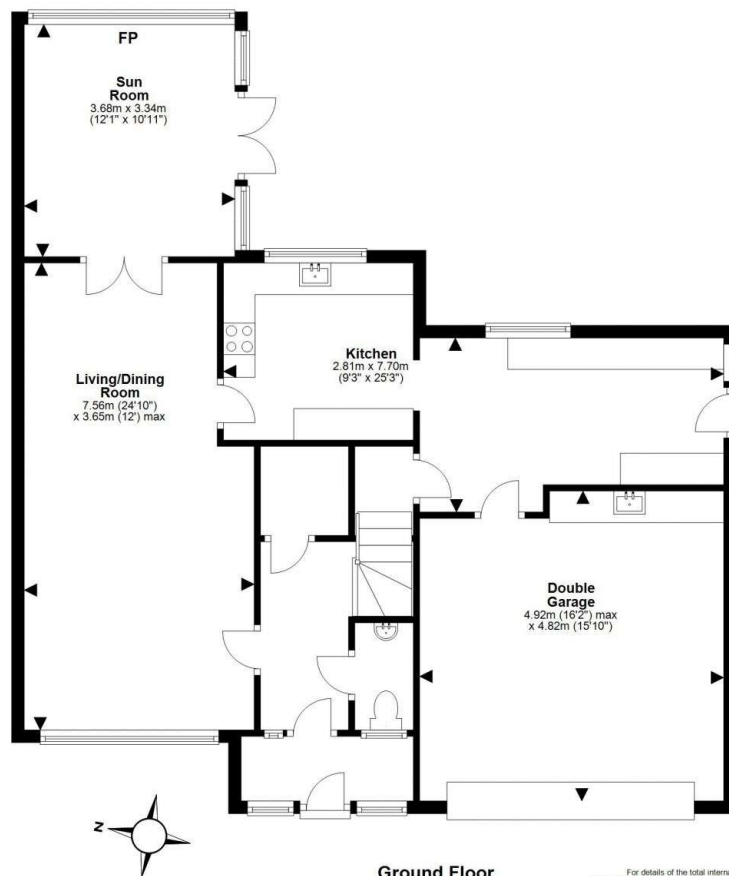
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

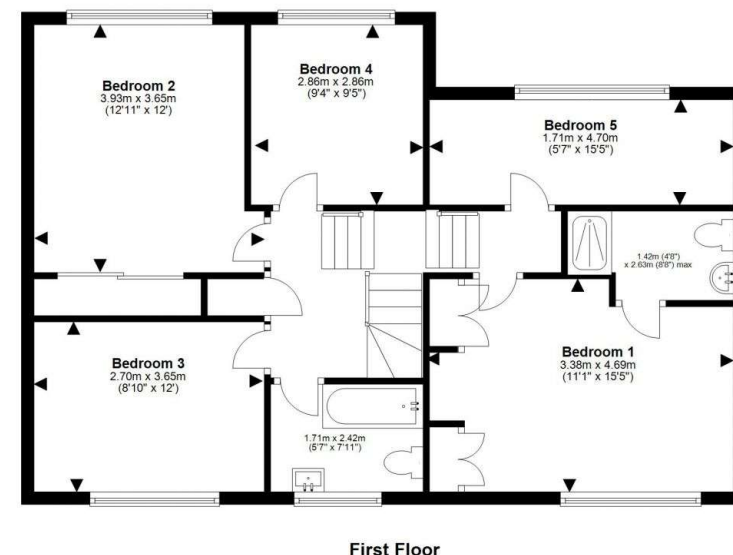
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.