





Welcome

Welcome to 25 College Medway, a simply stunning, immaculately presented, as new upgraded four-bedroom detached property available now, originally built around 2017 and having the remainder of its NHBC warranty in place. McDougall McQueen are delighted to present to the market this lovely bright and wonderfully spacious executive four-bedroom detached house, set in a prestigious modern development in the highly desirable area of Eskbank, Midlothian. The property is well placed to take advantage of all the transport links, (including Eskbank Train Station), local shopping, and schooling Eskbank and Dalkeith has on offer. This wonderful property is enhanced with a gated driveway with parking for multiple cars, a detached double garage with light, power, and one of the doors being electrically operated. The property boasts lovely private landscaped garden grounds that provide the ideal space for outside entertaining and relaxation with and outside water tap and power. This stunning property in the sought after Eskbank area is a must view and should not be missed.

- Stunning executive villa with spacious flexible accommodation
- Quality fixtures, fittings, and floor coverings throughout
- Open storm porch leading to a welcoming entrance hallway
- Ground floor WC
- Spacious sitting room with French doors to the rear
- Dining room with front facing bay window
- Family/living room with front facing bay window
- Superb contemporary upgraded kitchen, dining, and family room area, with bay style French doors to the rear garden, a range of wall, base, and larder units, five ring gas hob, double oven, double extractor, integrated appliances, Silestone worktops and inset sink, with ample additional space for dining and entertaining
- Utility room with side garden access, units, worktops, and to include the washing machine







- Main bedroom with front facing window, featuring a dressing area with rear facing window and his and hers built-in mirrored wardrobes with ample hanging and storage space
- Ensuite bathroom with four-piece suite featuring a bath, separate double shower, wc, sink, and large towel radiator
- Guest bedroom two with twin windows to the rear
- Ensuite shower room
- Bedroom three with front facing window and built-in wardrobes
- Bedroom four with front facing window
- Stunning family bathroom with four-piece suite featuring a double shower cubicle, separate bath, wc, and sink with large towel radiator
- Gas central heating, double glazing, alarm system, outside tap, and power sockets
- Large, gated driveway with parking for several cars
- Double detached garage, fitted with light, power, and one automated door, the other being manual up and over
- Superb private landscaped garden grounds which are ideal for outside entertaining and relaxation







Dalkeith

The highly desirable and historical area of Eskbank is a much sought-after location within Midlothian providing a vast range of houses and buildings dating back to Edwardian and Victorian times with additional new build housing estates, providing the choice for a vast range of potential purchasers. There are a range of local shops and recreational facilities within easy reach including golf courses and sporting facilities with the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg providing further choice. A wider selection of retail outlets can be found close-by at Fort Kinnaird, Straiton Retail Park, and Cameron Toll. The area is served by a Tesco Superstore with big name drive-through eateries close-by. 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 with regular public transport links to the City Centre. The borders rail line provides a fast and efficient link between the Borders, Midlothian, and Edinburgh with Eskbank having its own train station further enhancing the area and providing a marvellous alternative for commuters.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. Some furniture and free-standing white goods will also be available by negotiation. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale





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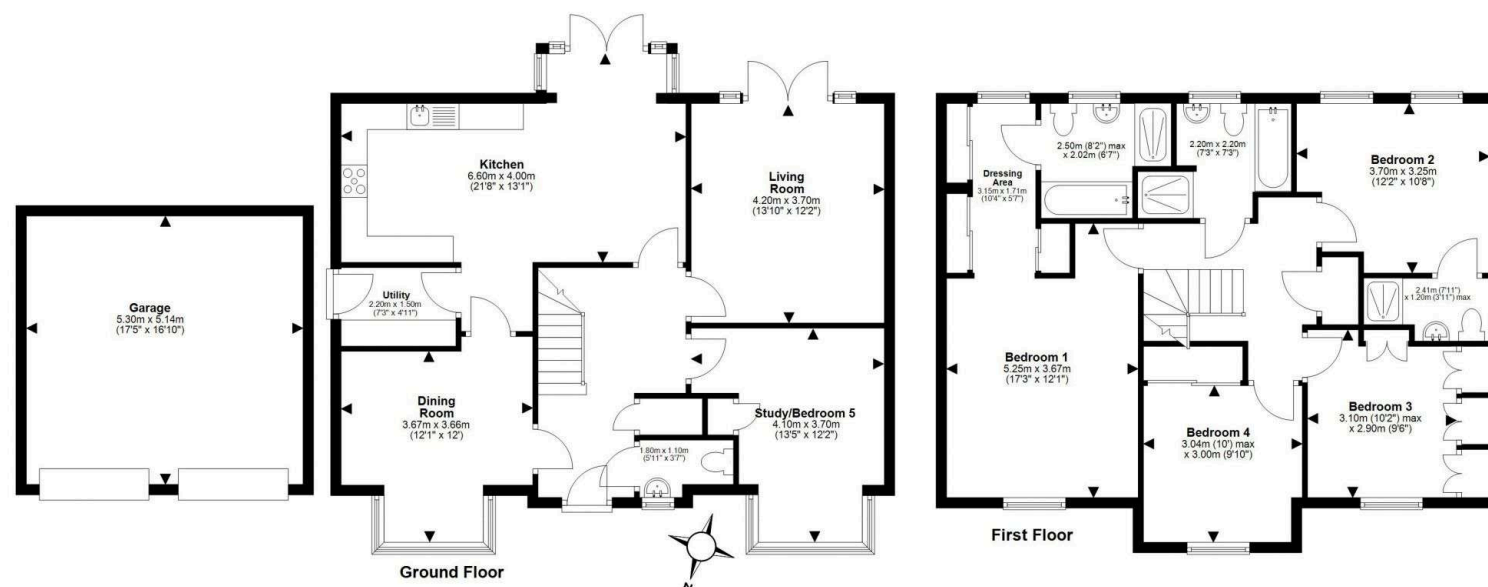
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CHARTERED FIRM

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.



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.