



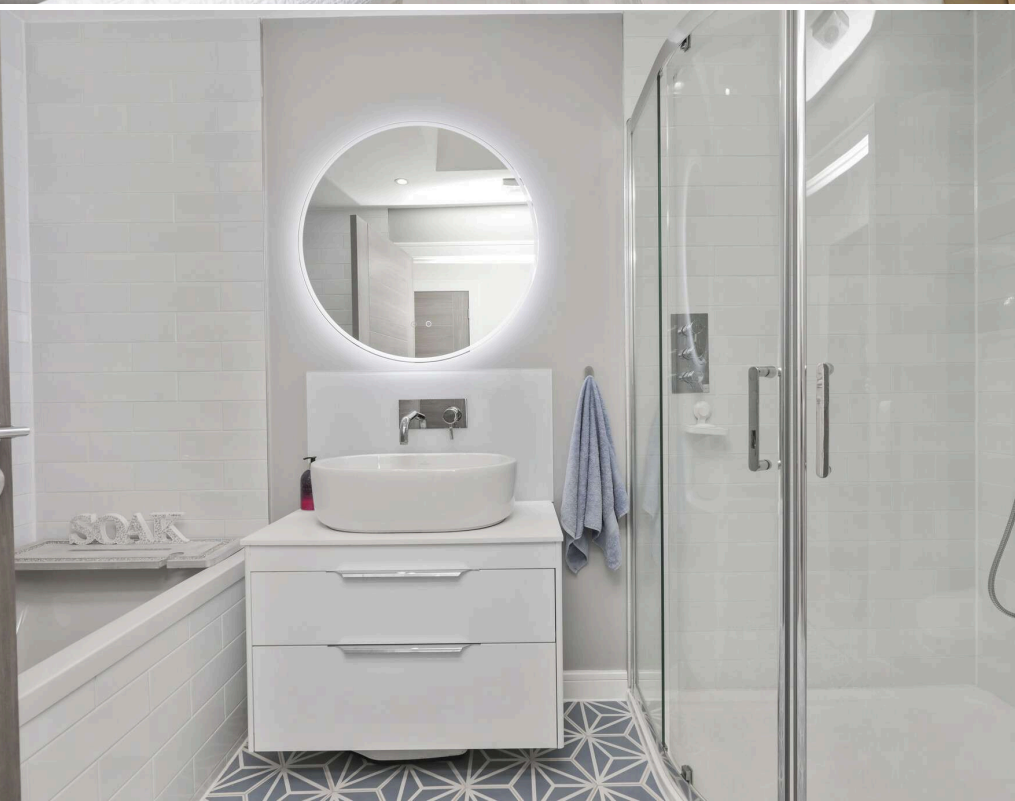




## Welcome

Welcome to 12 Bellfield Avenue, Eskbank, we are delighted to present this exceptional property to the market. Altered and extended to provide stunning, bespoke, family accommodation, having been finished with fixtures and fittings of the highest standard, this detached bungalow provides gorgeous, bright, and spacious, generously proportioned accommodation all on ground floor level. Providing wonderful living and entertaining space, three bedrooms and three bathrooms this property will suit a host of potential purchasers. Quietly positioned within the desirable Eskbank district of Midlothian, and situated close to excellent amenities and commuting links this gorgeous home is presented in true as new turnkey condition. Given the design, layout, and standard of build, combined with the superb, quiet, sought after location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Reception hallway providing pull down loft ladder access, floored with shelved storage and light
- Spacious living room with two solar powered Velux windows
- Stunning open plan fitted kitchen, dining and family room area, with two roof windows filling this room with light, large patio doors with side panels providing access to the rear garden, German designer kitchen with a range of units, Minerva solid worksurfaces with inset sink, a range Miele integrated appliances, and boasting a large dining space and family area
- Utility room and combined home office
- Main bedroom with walk-in wardrobes
- Ensuite with double shower base, overhead raindrop shower and attachment, designer bowl sink with vanity unit, and wc
- Guest bedroom with bay style window to the front
- Ensuite, shower with overhead raindrop shower and attachment, wc and sink with vanity unit
- Bedroom three with bay style window to the front and built-in wardrobes
- Luxurious family bathroom featuring a four-piece suite, corner shower with overhead raindrop shower and attachment, double ended bath, wc, and bowl sink with vanity unit
- Double glazing and gas central heating
- Lovely private landscaped garden grounds to the rear, with external power, resin patio area, astro turf lawn, garden room and storage area, providing a gorgeous space for outside entertaining and relaxation
- Resin driveway providing parking for four cars and Electric vehicle charging point and outside tap











## 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: all quality fixtures and fittings, floor coverings, light fittings, blinds where fitted, all integrated appliances, and the garden room. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.







# Get in touch

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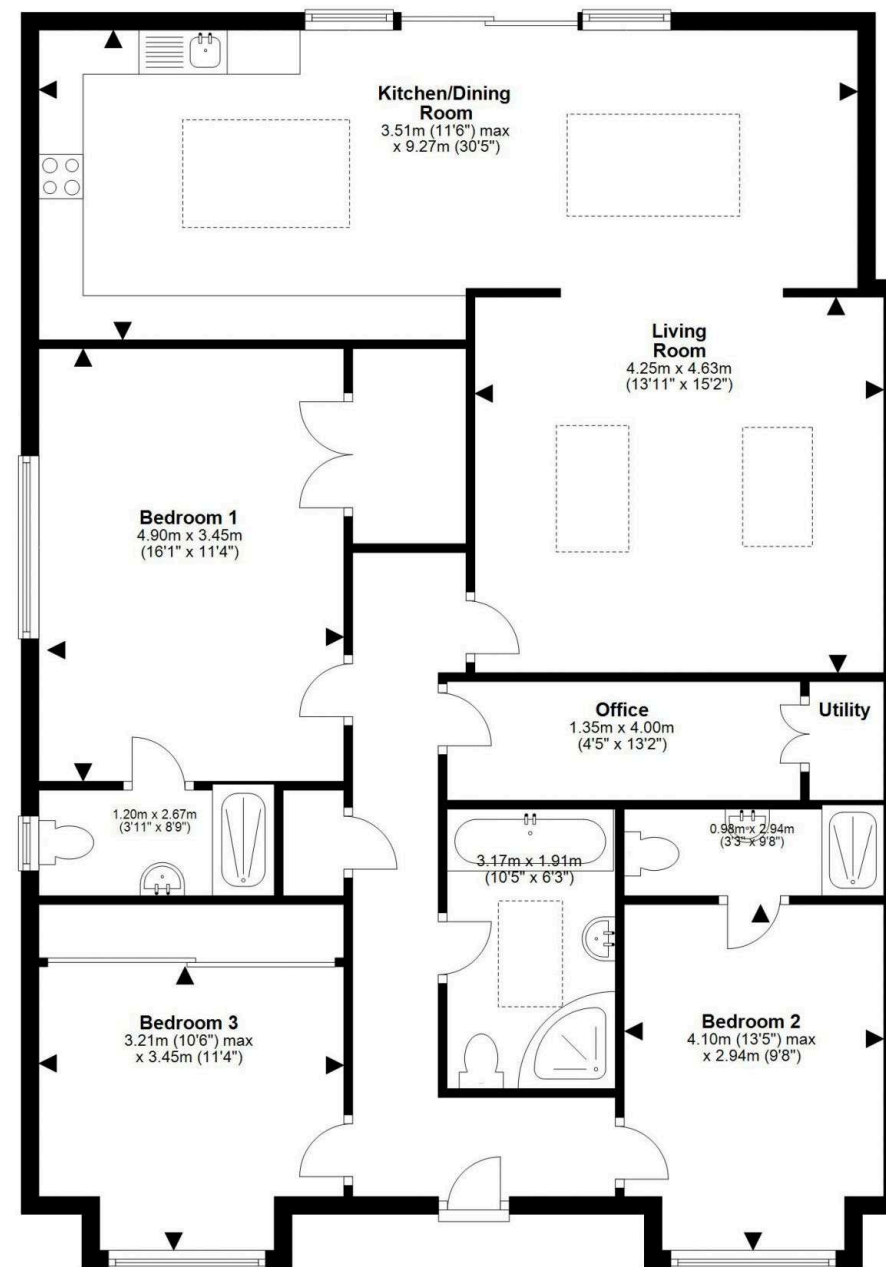
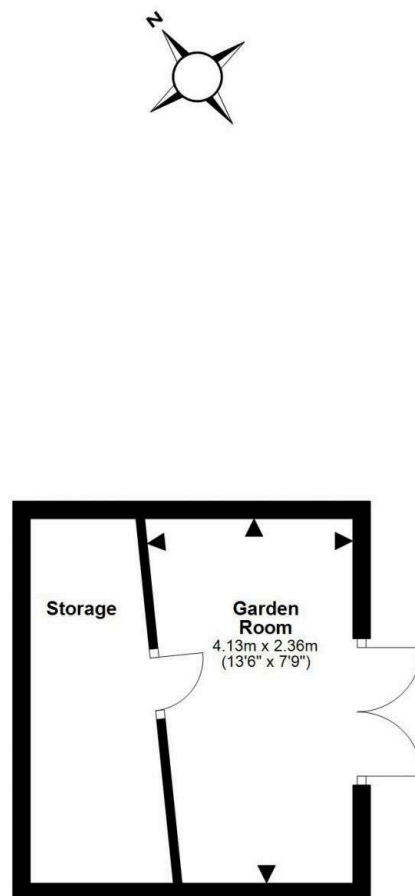
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EH22 1JB

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.