







## Welcome

Welcome to 13 Dundas Road, Eskbank, we are delighted to present this beautifully bespoke property to the market. Extended to provide individually designed family accommodation, this detached house provides, bright, and spacious, generously proportioned accommodation over two levels. Providing wonderful family living, entertaining, and workspace, four bedrooms, and two bathrooms, this property will suit a host of potential purchasers. Superbly positioned within the desirable Eskbank district of Midlothian, and situated close to excellent amenities and commuting links this exceptional family home is presented in move-in condition throughout. Given the individual design, and layout, combined with its location in Eskbank, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance vestibule
- Reception hallway with double store cupboard
- Spacious living room with front facing bay window, gas fire and surround
- Bedroom two with bay window to the front and open shelved storage
- Superb family shower room, shower cubicle with overhead shower and body jets, wc, sink with vanity unit, and a heated towel radiator
- Bedroom with French doors to the conservatory
- Stunning open plan fitted kitchen, dining and family room area, with a range of wall and base units, breakfast bar island, induction hob, stainless steel splashback, extractor, double oven, and American style fridge freezer, complete with a large combined family area and dining space with log burning stove and bi-fold doors to the conservatory
- Utility room with a range of units, open larder style store, composite sink, integrated dishwasher, free-standing white goods, French doors to the garden, and garage store access
- Conservatory with bi-fold doors to the garden and feature mezzanine study area above











- Upper landing access from a bespoke designed staircase
- Additional storage area which could provide and additional bedroom and en-suite (previous planning application)
- Superb main bedroom with Dormer window to the rear, and Velux windows to the side, access Mezzanine area
- Mezzanine study area flooded with light
- Bedroom with Velux window, again providing access to the mezzanine study area
- Lovely family bathroom featuring a p-shape jacuzzi shower bath, shower screen, sink with vanity unit, wc, and heated towel radiator
- Double glazing, gas central heating, and wood burning stove
- Lovely private garden grounds to the front, side, and rear, providing a gorgeous space for outside entertaining and relaxation
- Driveway providing parking for around three cars
- Attached garage style store area with light and power







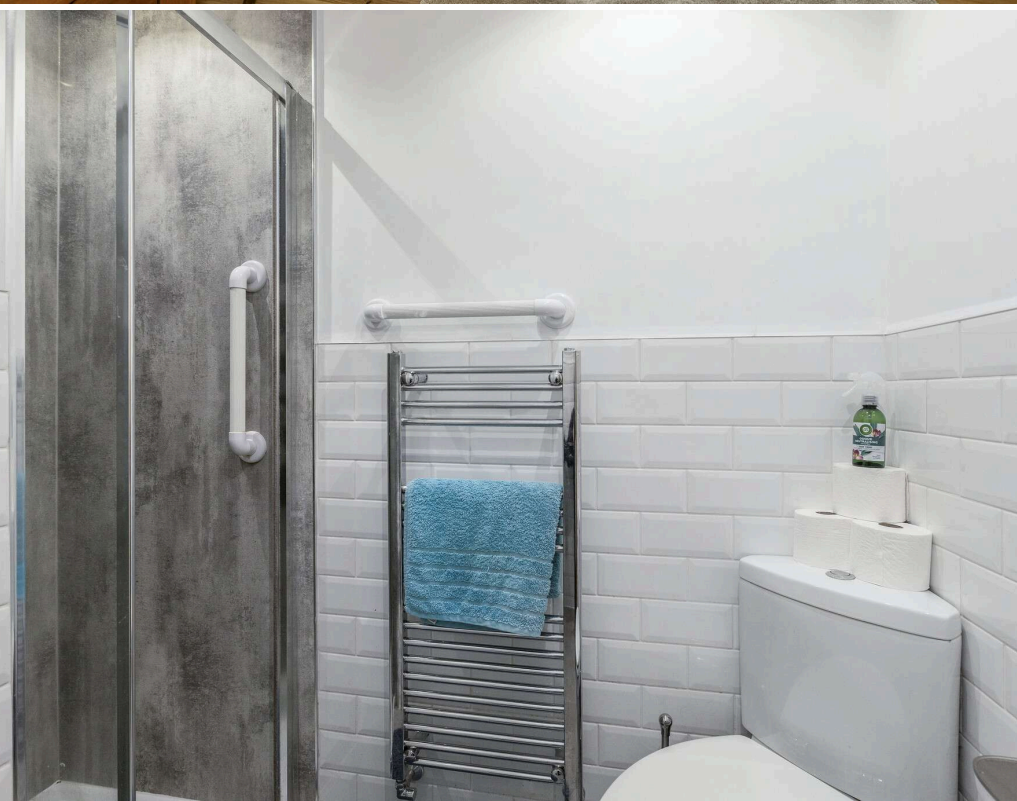


## Eskbank

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

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









# Get in touch

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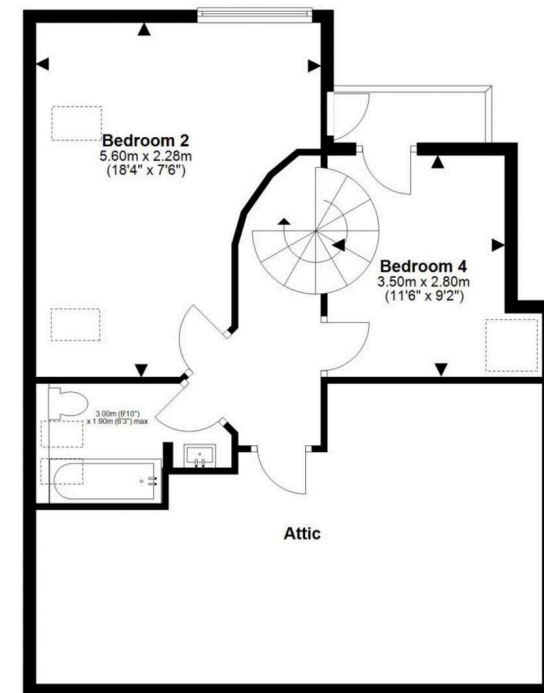
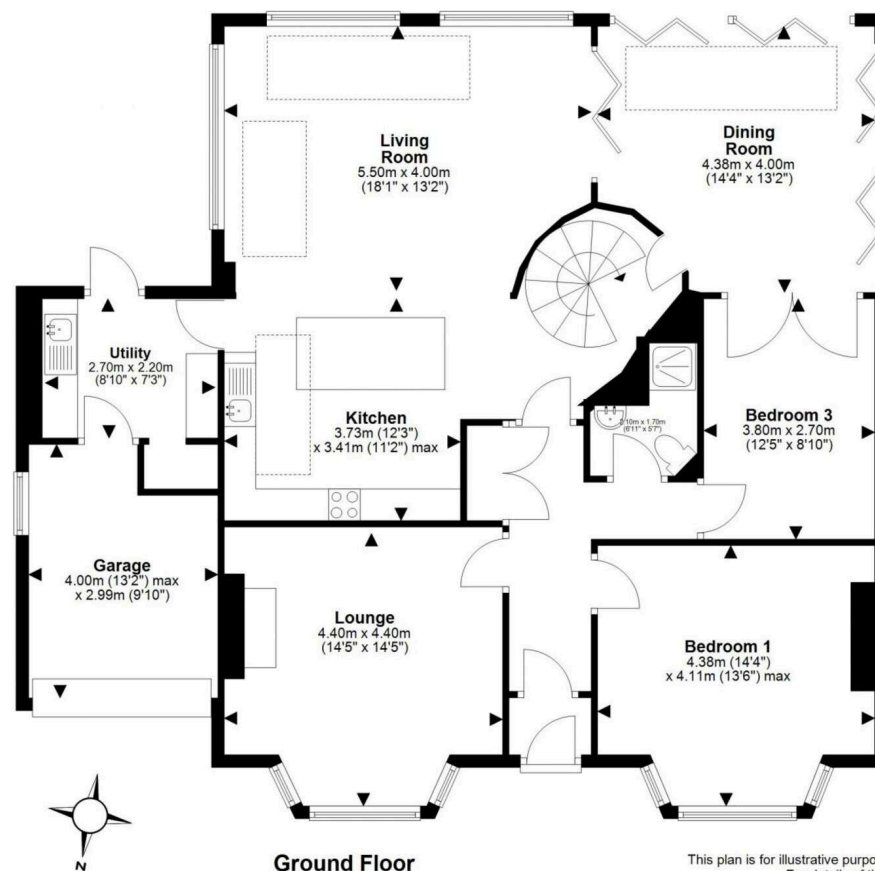
Bruntsfield Office:

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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 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.



First Floor

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