





Welcome

Welcome to 5 Elginhaugh Gardens, Eskbank, a stunning, very rarely available, deceptively spacious two-bedroom main door ground floor cottage style apartment, built by Cala in 2013, set within a prime location in the much sought-after area of Eskbank, Midlothian. The current owners have meticulously undertaken a program of refurbishment to present this property in true walk in condition having enhanced what was already a lovely property. It is superbly located to take advantage of all local amenities including transport links, road and rail networks, shopping, and schooling. Ideal for professional couples or for those looking to downsize with living on ground floor level, this immaculate and upgraded property is sure to be an extremely popular choice. The property is enhanced with gorgeous private garden grounds providing a very sunny aspect, and allocated parking directly outside to the front of the property. Viewing is essential to fully appreciate the standard of accommodation on offer.

- Entrance hallway with superb storage
- Built-in utility cupboard, plumbed for a washing machine
- Stunning newly fitted and upgraded open plan kitchen, dining, and living room with a host of quality integrated appliances, base and wall units dining island with built in storage, and spacious living area with French doors opening on to the private rear gardens
- Main bedroom with window to the rear and full width fitted wardrobes
- Double bedroom two with window to the front and fully fitted double wardrobes
- Gorgeous newly fitted family bathroom with shower over the bath, shower screen, sink, wc and towel radiator
- Gas central heating with new boiler and upgraded radiators
- Double glazing, fibre broadband, and alarm system
- Lovely private garden grounds with very sunny rear aspect
- Allocated parking directly outside the property with ample additional visitor parking





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 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 orders Railway Line has been completed 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, integrated appliances and the garden shed. Other items may be available by negotiation. No warranty applies to any integrated, free-standing appliances or other movable goods included in the sale and these items are deemed sold as seen.



Get in touch

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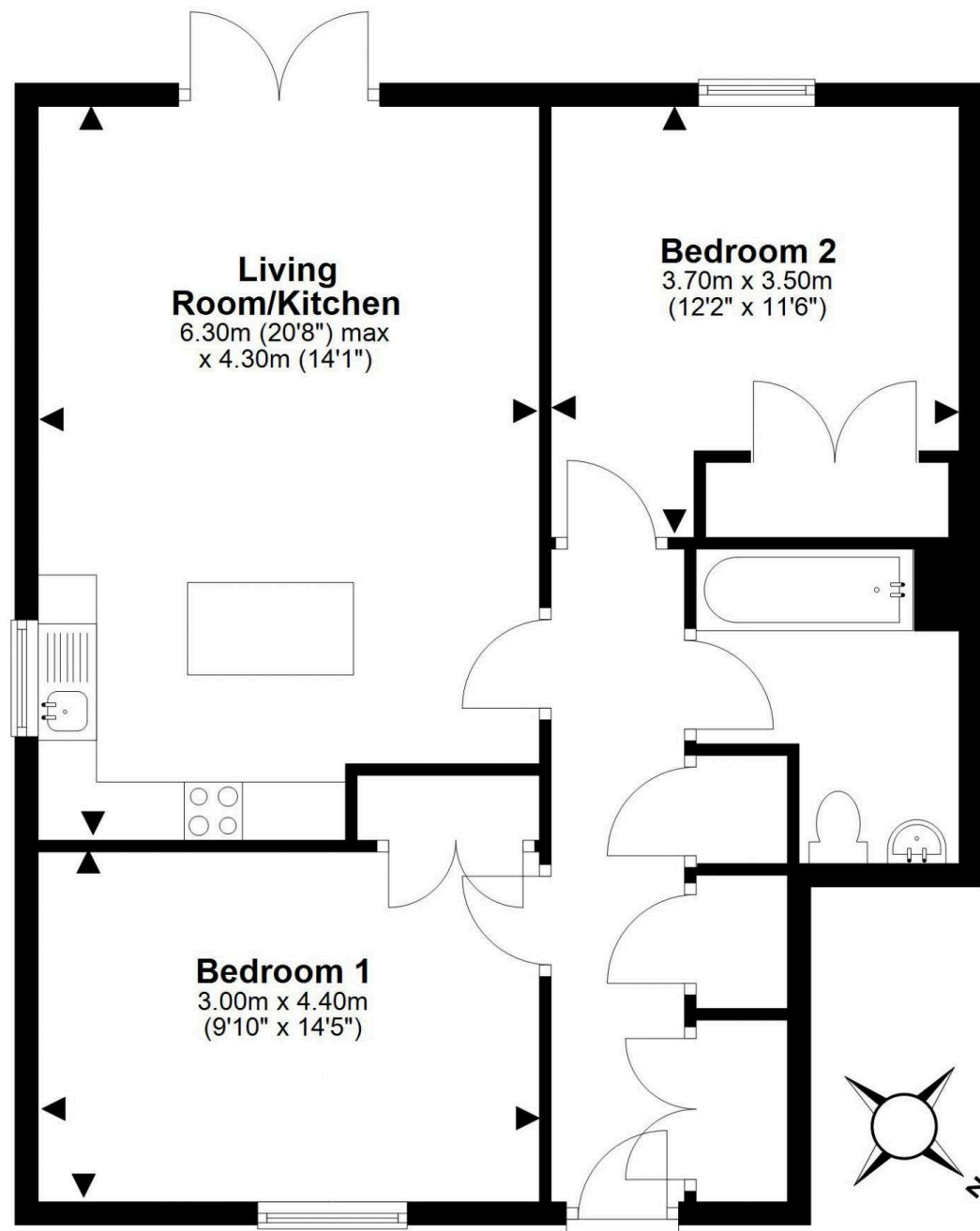
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CHARTERED FIRM

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 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.



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.