



24 Beechgrove Avenue, Eskbank, Midlothian, EH22 3HS



Welcome

Welcome to Beechgrove Avenue, this generously proportioned four-bedroom, linked-detached villa offers excellent family accommodation arranged over two floors boasting beautiful gardens, a single garage along with a driveway. The property forms part of a mature sought-after residential area within the Eskbank area of Dalkeith close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with generous storage
- Dual aspect living and dining room
- Spacious fitted kitchen with utility off
- Two bedrooms located on the ground floor
- Two bedrooms located on the upper level along with a study
- Bathroom located on the ground floor
- Shower room located on the upper level
- Attic storage
- Gas central heating
- Double glazing
- Beautiful, mature gardens
- Garage and driveway







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. Cameron Toll, there is also a 24-hour Tesco Superstore a short 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 Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

Extras

All floor coverings, light fittings, oven, hob and extractor.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

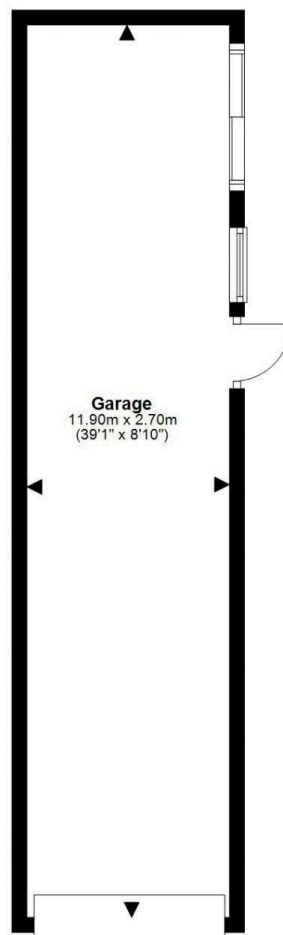
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

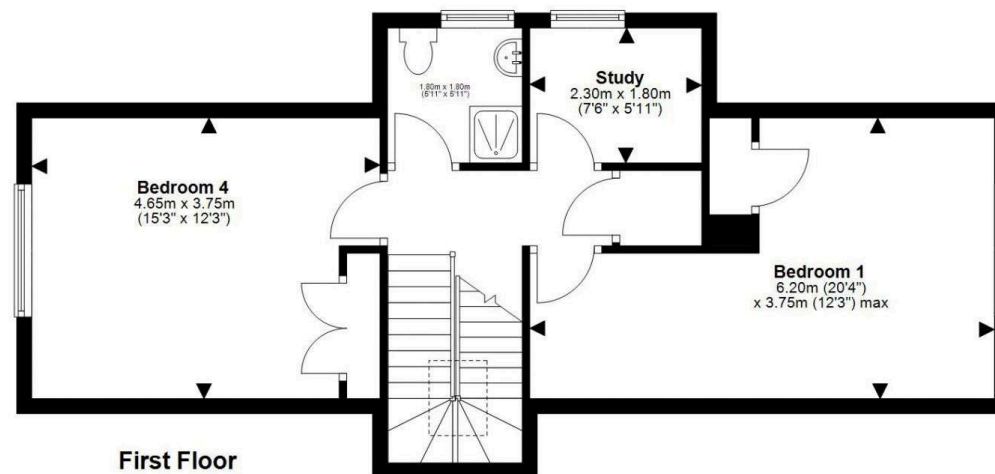
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



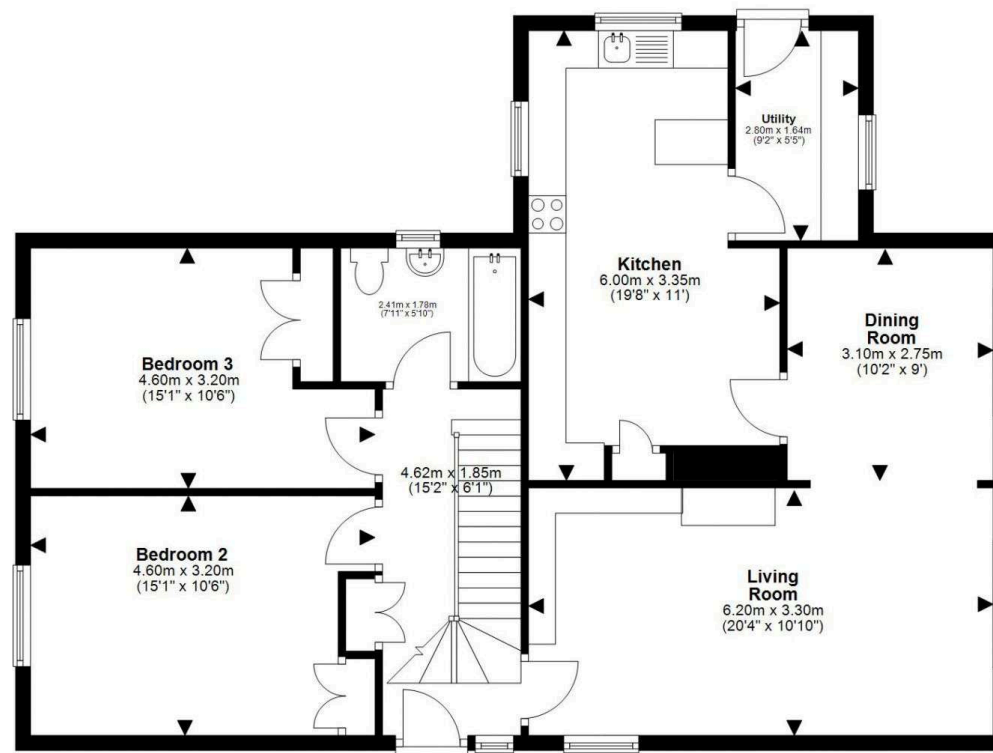
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted 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.



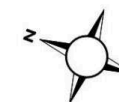
Garage
11.90m x 2.70m
(39'1" x 8'10")



First Floor



Ground 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.