



229 Newbattle Abbey Crescent, Eskbank, EH22 3LU



Welcome

Welcome to 229 Newbattle Abbey Crescent, a gorgeous rarely available detached bungalow, extended to provide flexible living accommodation all on ground floor level, situated in the Eskbank area of Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious property, occupying a prime location within a quiet Cul de sac setting, situated in an established residential estate in the much sought-after area of Eskbank Midlothian. The property is conveniently located to take advantage of all the local shopping, transport links, and schooling Eskbank and Dalkeith has on offer. There are superb private garden grounds to the front, side, and rear, with the rear garden providing a wonderful open aspect backing on the fields with a wooded area beyond, thus providing the ideal space for outside entertaining and relaxation. A driveway provides off street parking and access to a garage which has light, power, and a utility area plumbed for a washing machine. The property has been extended, improved, and well maintained throughout to provide comfortable modern accommodation. We recommend viewing at your earliest convenience as we are sure this property will be extremely popular.

- Superb rarely available extended detached bungalow presented in walk-in condition
- Side main door entrance directly accessed from the driveway
- Reception hallway with storage and loft access
- Spacious living room with full height front facing picture window, featuring a fireplace with log burning stove
- Dining room with patio doors leading to the conservatory
- Gorgeously spacious dwarf wall conservatory with heating, light, power, and open storage area
- Lovely, fitted kitchen (with garage access), featuring a range of base and wall units, electric cooker, extractor, and integrated fridge







- Principal bedroom with dual aspect windows to rear and side
- En-suite shower room with walk-in shower and drying area, wc, bowl style sink with vanity unit, and a heated towel radiator
- Bedroom two with front facing window and built-in wardrobes
- Nursery room/study office with side facing window
- Gorgeous newly fitted family bathroom with a three-piece white suite, bath, wc and sink with vanity unit, additional wall mount vanity unit, large wall mirror, heated towel radiator, wet wall panelling and downlights
- Double glazing, gas central heating, and log burning stove
- Driveway for off street parking and garage access
- Attached garage with utility area (plumbed for a washing machine), light, and power with access to the kitchen and rear garden
- Stunning private garden grounds to the front, side, and rear, with field access, a lovely quiet area, ideal for outside entertaining and relaxation
- Open green spaces and woodland throughout the estate providing that semi-rural feeling







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: Floor coverings, light fittings, curtains, blinds where fitted, cooker, extractor, integrated appliances, free-standing white goods in the garage utility area and wardrobes in bedroom 1. Other items may be negotiation and are subject to offer. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these items are deemed sold as seen.





Get in touch

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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.