



Dalhousie Crescent
Eskbank
EH22



Striking five bedroom family home in a highly accessible location.

Description

Dalhousie Crescent is a beautifully presented five bedroom detached villa within a sought after CALA development. This impressive family home is presented to the market in walk-in condition and offers modern, well-proportioned accommodation over 2 levels. Stylish, spacious and thoroughly practical, the interior of this luxury home features high quality kitchen and bathroom fittings, as well as remarkably flexible living space. The property also comes with the added benefit of an enclosed south-facing rear garden, double garage and off street parking.

Comprising: grand entrance hall, spacious living room and separate family room with French doors to garden, superbly appointed kitchen/dining room also with French doors to garden, home office, utility room, WC, gallery landing, large principal bedroom with dressing room and en-suite, four further double bedrooms one with ensuite and all with fitted wardrobes, family bathroom, gas central heating and double glazing, fully enclosed private rear garden and integrated double garage.





Situation

Eskbank is one of the most sought-after addresses in Midlothian. The area is mostly made up of large, stone-built Victorian villas and some more modern developments, offering country-style living, whilst being only 10 miles from Edinburgh City centre.

There are plenty of amenities close by, including a large Tesco Superstore, and a variety of other retail outlets and restaurants at Straiton Retail Park. Local and specialist shopping is available in Eskbank and there are a number of excellent restaurants within the local area.

Dalkeith Country Park is a short distance away and has a range of outdoor activities especially for families. The restoration yard (offering yoga, pilates, mother and baby workshops, coffee shop and more) is a popular place at Dalkeith Country Park. For the golf enthusiasts, there are a range of excellent courses in the vicinity which include Newbattle, Broomieknowe and Kings Acre Golf Courses.

Loretto School in Musselburgh is only 5 miles away, whilst a number of Edinburgh's private schools are within easy reach. An efficient train service operates from Eskbank in to Edinburgh and down south to Tweedbank in the Scottish Borders and beyond. The City Bypass, only a few minutes' drive away, offers immediate access to the south, Glasgow, Stirling and Perth motorways and to Edinburgh International airport.





Financial Guarantee/ Anti Money Laundering

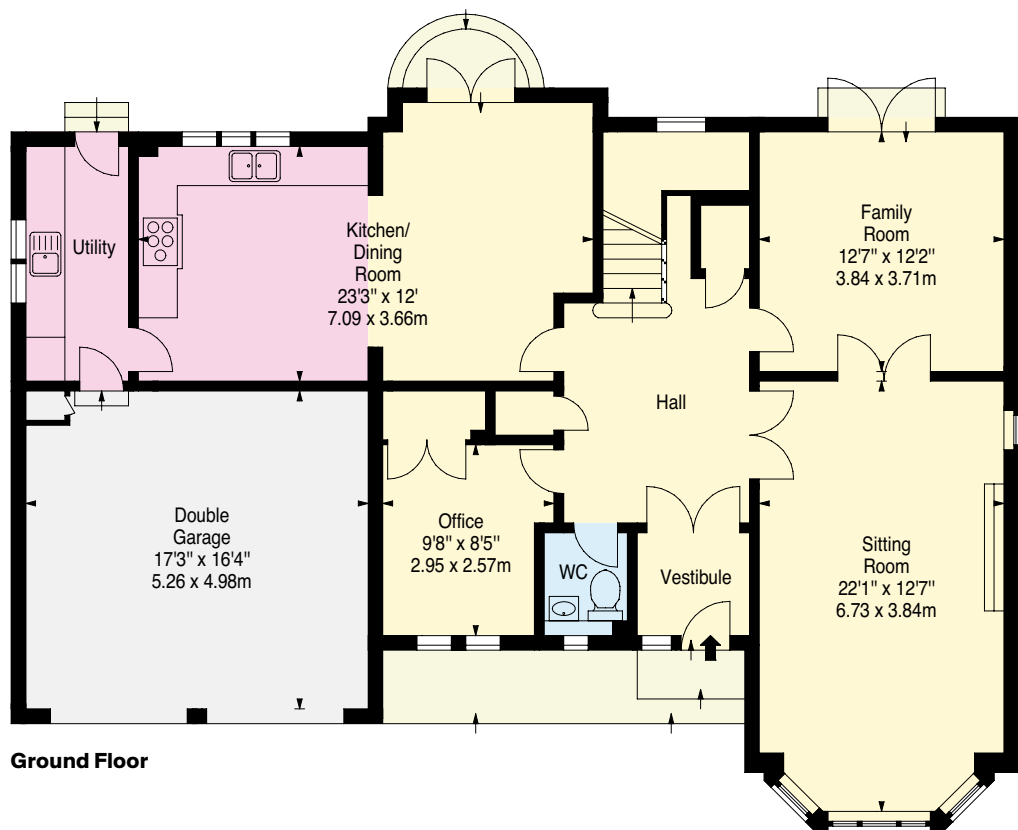
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



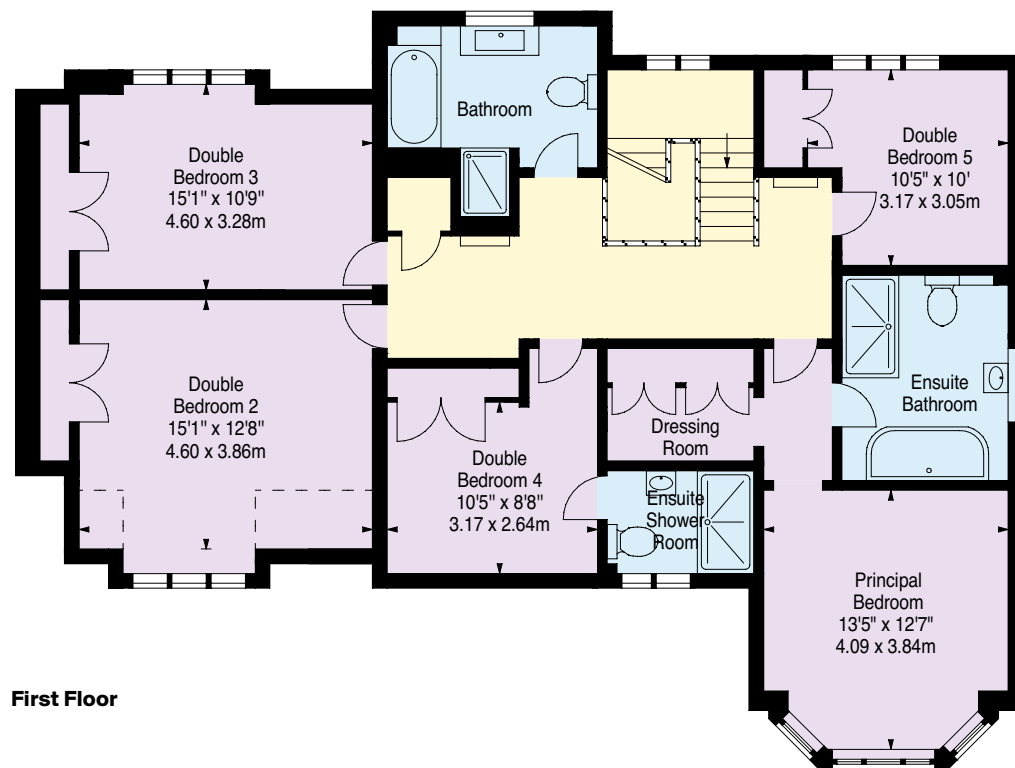


**Approximate Gross Internal Floor Area
2808 Sq Ft - 260.86 Sq M (Including Garage)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more.

Neil Scott
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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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