

5 Avenue Road

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3BS



*Spacious Four Bedroom Terraced Family Home
in Midlothian's Sought After Eskbank Area*



0131 524 9797

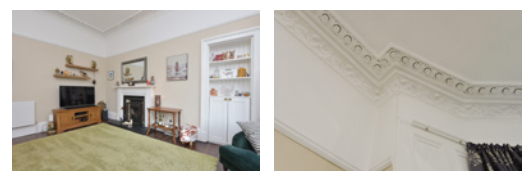


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THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area featuring high ceilings, working fire, bay window and ornate cornicing.
- Fully equipped kitchen with range gas cooker and oven with open plan dining kitchen aspect. The dining area invites you to the rear garden.

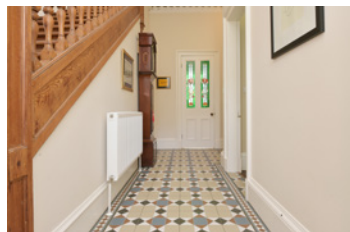
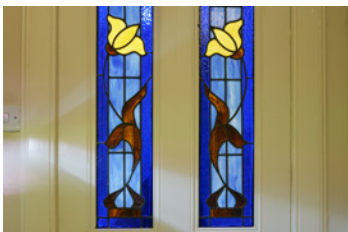
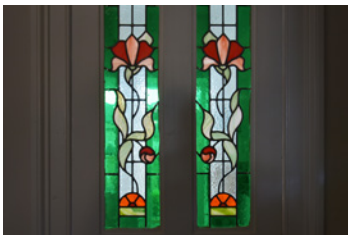
THE KITCHEN



THE SHOWER ROOM



- The property benefits from two bathrooms. One modern three-piece shower room on the ground floor and a main family bathroom on the first-floor main family bathroom which is modern and has a three-piece modern suite which is fully tiled.
- The accommodation is all on the first floor with four bedrooms which are all well proportioned and ranging in size.



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM

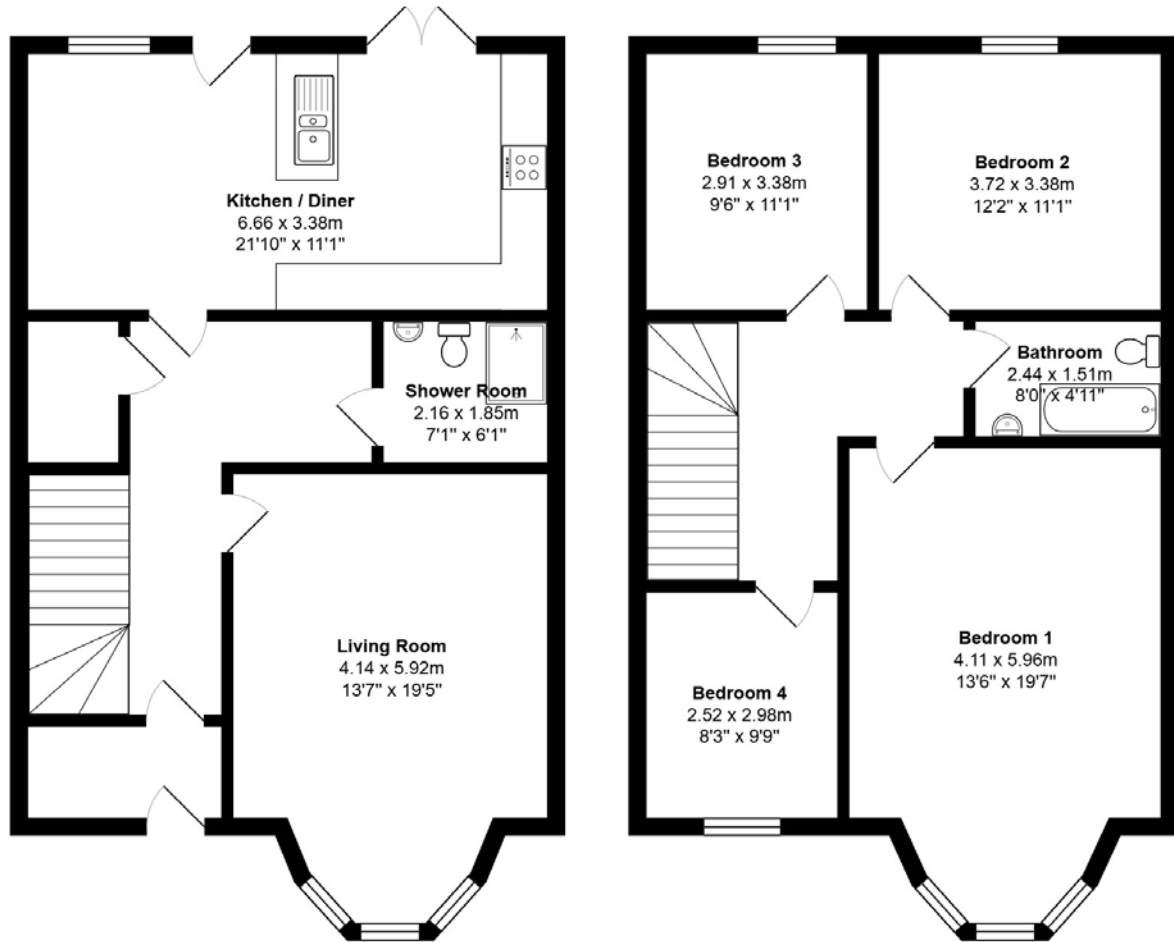


In addition, the property includes a private front and back garden, free on-street parking, and gas central heating making for a beautiful and cosy family home.

EXTERNALS

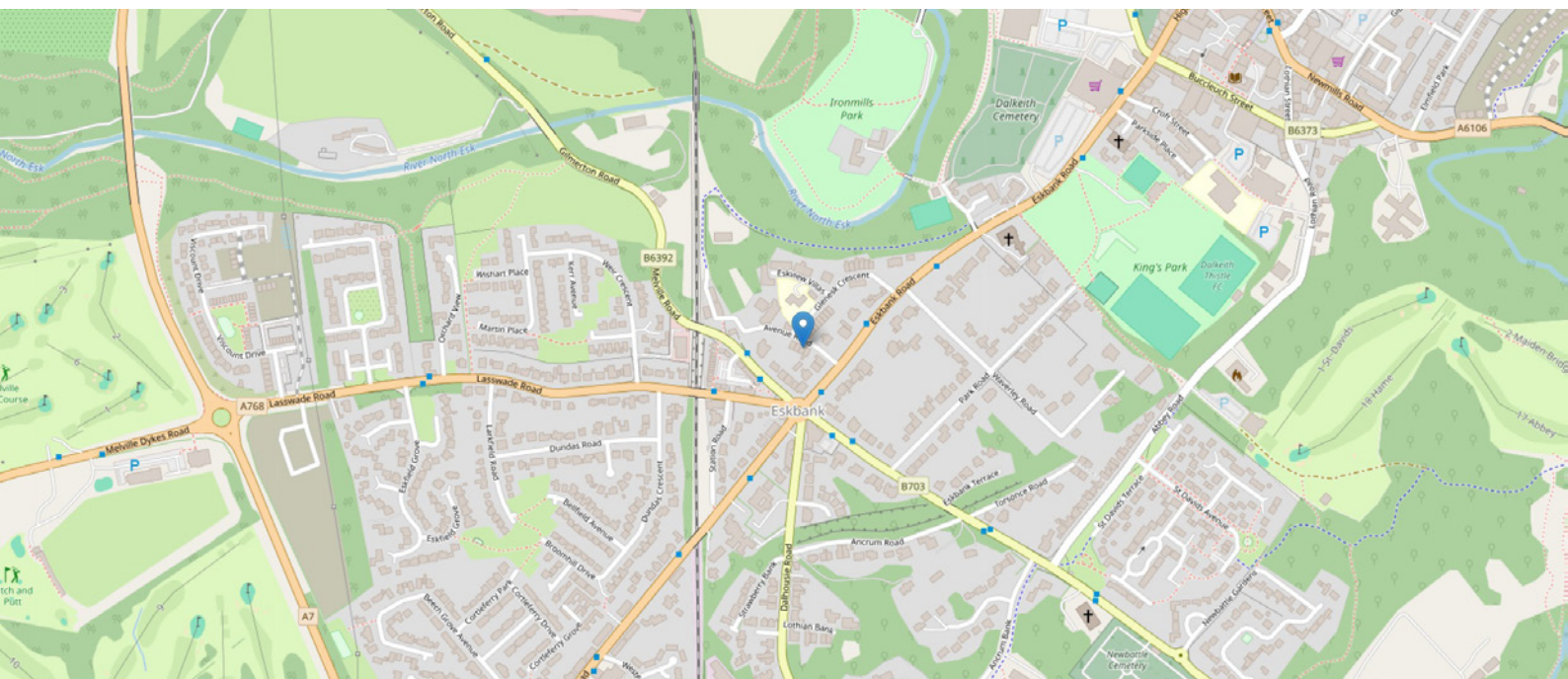


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 139m²
EPC Rating: D



THE LOCATION

This property is situated in Eskbank, Dalkeith a highly sought-after location in the county of Midlothian, some six miles from Edinburgh's city centre. Dalkeith is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith itself and Bonnyrigg to Loanhead, Roslin and Penicuik to the West.





In recent years, the road network in the area has been improved. The City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of East, West and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.

Dalkeith offers a complete range of shopping and leisure activities, primary schools and a new high school complex. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto School in Musselburgh is within easy reach.




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