

# KILGOUR

PROPERTY



**19 Eskview Grove, Dalkeith EH22 1JW**





- Spacious Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens to Side & Rear
- Residents Parking
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

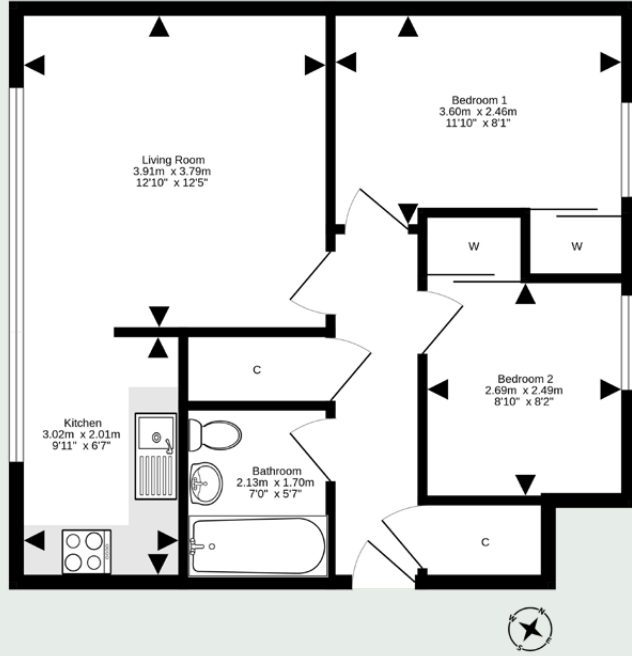
### Description

A stylish and very well presented main door lower villa set within a popular residential development that is well placed for commuting and has excellent amenities close by. The property will appeal to a number of buyer types and benefits from gas central heating and is double glazed. Externally there are very well maintained private gardens to the side and rear and residents parking is on hand.

### Location

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik to the West. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.





|           |              |              |
|-----------|--------------|--------------|
| Lounge    | 12'10 x 12'5 | 3.91 x 3.79m |
| Kitchen   | 9'11 x 6'7   | 3.02 x 2.01m |
| Bedroom 1 | 11'10 x 8'1  | 3.60 x 2.46m |
| Bedroom 2 | 8'10 x 8'2   | 2.69 x 2.49m |
| Bathroom  | 7'0 x 5'7    | 2.13 x 1.70m |







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95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

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