



11 Broomhill Drive
DALKEITH | ESKBANK | EH22 3JU


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Located in the sought-after area of Eskbank, this upper maisonette offers an inviting living space with plenty of natural light and charming wooden flooring throughout the bright living room. The separate kitchen provides ample storage space, ensuring convenience for culinary endeavours.

The property comprises two generously sized double bedrooms, with the master bedroom featuring additional storage solutions, providing ample room for belongings and ensuring a clutter-free environment.

The property has a private rear garden, offering great potential to create a space for relaxation or outdoor dining during warmer months. Additionally, a separate garage provides secure parking or extra storage space, adding practicality to the property.

Overall, this upper flat in Eskbank offers comfortable living with its bright interiors, ample storage options, private garden, and convenient garage, making it an ideal choice for first time buyers. In brief the property comprises:

- Welcoming entry with storage.
- Bright and spacious living room with attractive wooden flooring.
- Separate kitchen with ample storage.
- Two double bedrooms with the master bedroom featuring integrated storage.
- Neutrally decorated bathroom with shower over bath.
- Private rear garden.
- Separate garage and on street parking.
- Gas central heating and double glazing.

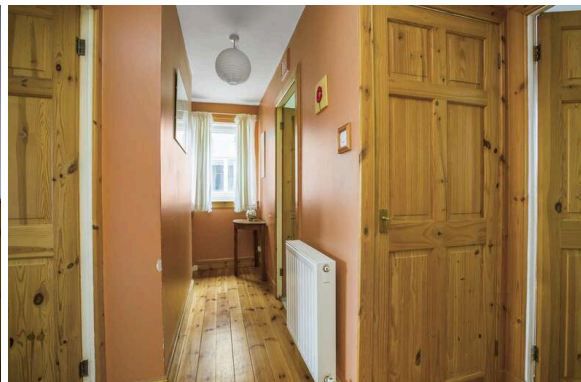
Included in the sale will be the curtains, washing machine, tumble dryer, cooker, fridge freezer and small fridge. Items of furniture may be available by separate negotiation. EPC Rating C.

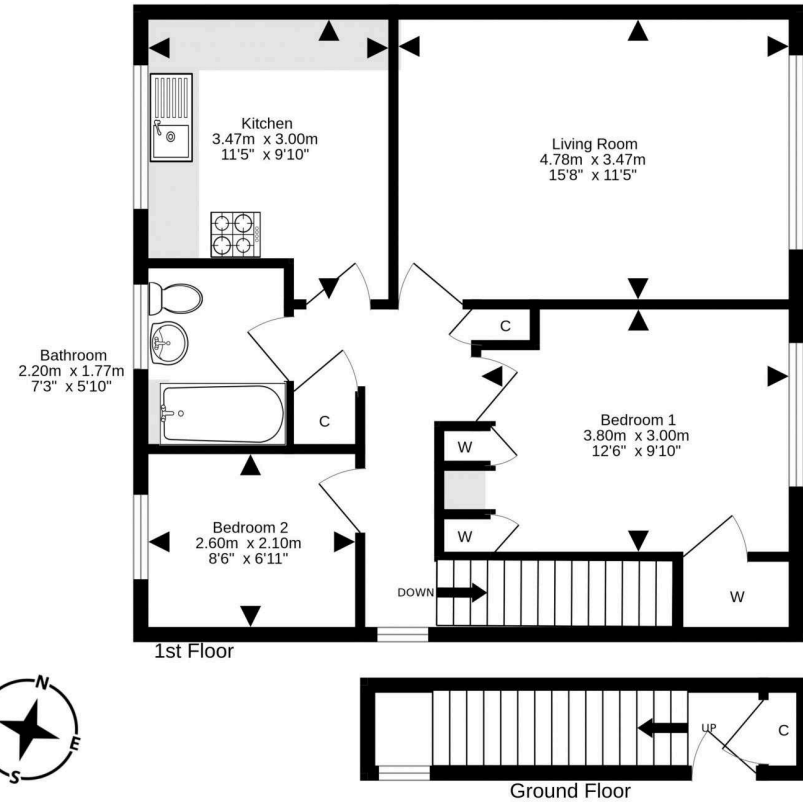
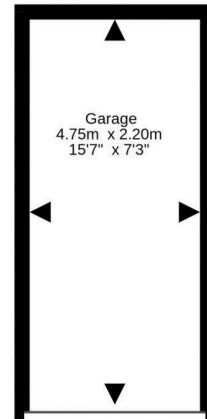
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Eskbank is a highly regarded area situated on the outskirts of Dalkeith. Its residents benefit from a large Tesco Supermarket at nearby Hardengreen and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity lends itself to restful country walks including Dalkeith Country Park and a number of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas and the Borders Railway link has a station at Eskbank for commuting into Edinburgh.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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