



27 Newbattle Gardens  
ESKBANK | DALKEITH | EH22 3DR

  
warners  
solicitors & estate agents







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Beautifully presented family home set in an enviable cul-de-sac setting within an exclusive modern development in the heart of Eskbank. This spacious detached villa is moments from excellent amenities, quick transport links and vast open green spaces. Boasting an immaculately manicured South facing rear garden, a detached double garage and driveway, the property provides spacious and flexible accommodation over two floors making it an ideal home in a much sought after location. The ground floor accommodation comprises a bright, welcoming vestibule, entrance hallway with feature Amtico flooring continuing through to the study, a cloakroom, dual aspect lounge, contemporary kitchen with luxury units and integrated appliances, a utility room plumbed for appliances, and a formal dining room/family room/5th bedroom. The spacious lounge, which has a feature fireplace with living flame gas fire, leads to a large garden-facing conservatory with underfloor heating. The upper level boasts a generous sized principal bedroom with fitted wardrobes and en-suite shower room with power shower, a second double bedroom with built-in wardrobes and en-suite shower room with power shower, and two further well-proportioned double bedrooms. The accommodation is completed by a stylish family bathroom comprising a deep bath with shower fitting, vanity drawer sink and backlit mirror. Externally there is a large front garden, and a large fully enclosed South facing rear garden laid to lawn with a paved section ideal for al fresco entertaining.

Included in the sale will be the integrated appliances and roller blinds.

EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Beautifully presented and spacious detached family home
- Quiet cul-de-sac setting in the heart of Eskbank
- Entrance vestibule
- Feature Amtico Flooring in entrance hallway through to study
- Bright dual aspect living room
- Garden facing conservatory with underfloor heating
- Luxuriously appointed kitchen
- Formal dining room/family room/5th bedroom
- Two double bedrooms with en-suite shower facilities
- Further two double bedrooms
- Family bathroom with deep bath and shower attachment
- Cloakroom
- Fantastic storage options throughout
- Flexible accommodation
- Close to excellent amenities, the train station, access to city bypass
- Moments from vast open green spaces and Dalkeith Country Park
- Expansive garden grounds to front and rear
- Detached double garage and driveway



Eskbank is a highly regarded area situated on the outskirts of the popular Midlothian town of Dalkeith, with convenient access to the City Bypass and within easy commuting distance of Edinburgh.

There is a good range of shopping outlets at nearby Straiton and Fort Kinnaird. Tesco and Morrisons supermarkets are on hand and further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park and the gardens at Newbattle Abbey, and there is also a choice of golf courses. Schooling is well represented from nursery to senior level, with Edinburgh College Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates across the Lothians and surrounding areas, and the Borders Railway link has a station at Eskbank for easy commuting into Edinburgh City Centre.









