



4 Eskbank Court
DALKEITH | EH22 3DS


warners
solicitors & estate agents



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Warners are pleased to present this fantastic two-bedroom, first-floor flat, situated within a well-maintained modern courtyard development in the sought-after residential area of Eskbank. Ideal for first-time buyers, young couples, or those looking to downsize, the property offers a carpeted communal entrance with a secure entry phone system for added peace of mind. Residents can enjoy beautifully landscaped shared gardens, as well as the convenience of an allocated parking space. The development is professionally managed.

The flat is in good condition, featuring gas central heating and double glazing throughout. Upon entry, a spacious hallway leads to a bright and airy dual-aspect lounge/dining room. The kitchen, which overlooks the courtyard, is fitted with ample base and wall units, including an integrated oven and induction hob. The accommodation is completed by two generously sized bedrooms and a well-appointed bathroom with a three-piece white suite.

- Sought-after Eskbank location
- Ideal for first-time buyers, couples, downsizers
- Secure entry in a well-maintained development
- Landscaped gardens and allocated parking
- Good condition with gas heating and double glazing
- Spacious lounge, kitchen, and two large bedrooms

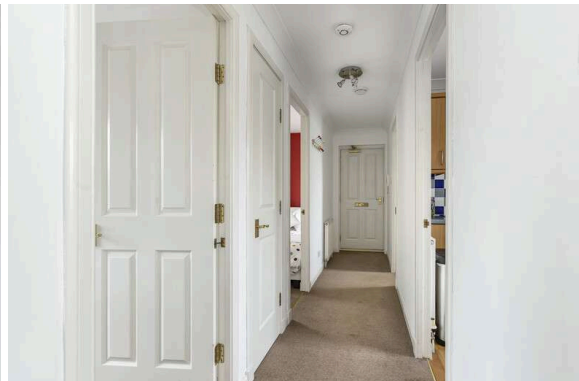
All light fittings, blinds, curtains, integrated washer dryer, fridge freezer, induction hob and oven will be included in the sale. EPC Rating C. Council Tax band C.

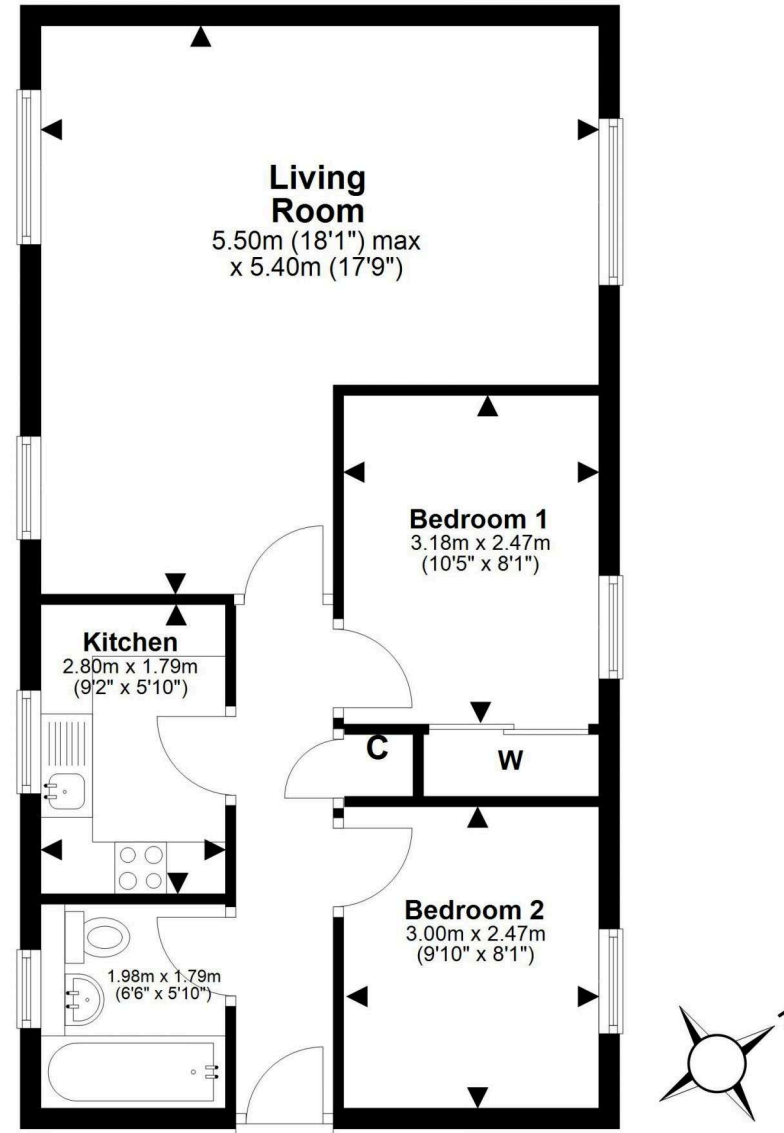
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is factored by Ross & Liddell. The charges are approximately £90 per month and also includes the buildings insurance.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst 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 there is a choice 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 other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





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