



COULTERS®

2A WAVERLEY ROAD

ESKBANK, MIDLOTHIAN, EH22 3DJ



4 BED



2 BATH



1 PUBLIC



TAKE A LOOK INSIDE

2a Waverley Road offers a rare opportunity to purchase a detached bungalow within the highly sought-after Midlothian conservation village of Eskbank. Positioned on an attractive street, the property is peacefully set back from the road via a private gated driveway and is surrounded by beautifully maintained wraparound gardens.

Built around forty years ago, this relatively modern home benefits from double glazing and gas central heating. Its practical design and flexible layout will appeal to a variety of buyers, including families and downsizers.



Upon entering the property, you are welcomed by an entrance hall leading to the sitting room and separate kitchen. The sitting room enjoys a bright triple aspect and features sliding doors opening onto a garden patio. Both the kitchen and adjoining utility room are fitted with matching cabinetry, with space in the kitchen for casual dining.

There are four bedrooms, each with built-in wardrobes. The principal bedroom benefits from an en suite shower room, while a family bathroom off the hallway serves the remaining rooms. A large attic provides excellent storage.

KEY FEATURES



Detached bungalow with excellent plot.



Delightful wraparound private gardens.



Desirable neighbourhood with transport links nearby.



EPC Rating - C



Four bedrooms including principal bedroom with en suite.



Double garage and private driveway.



Less than 30 minute drive to Edinburgh city centre.



Council Tax Band - F





The delightful walled gardens are beautifully kept, featuring a large, predominantly south-east facing lawn, mature borders, a sunny patio, greenhouse, summerhouse, garden shed and established fruit and vegetable beds.

A substantial double garage is equipped with an electric up-and-over door, vehicle inspection pit, lighting, plentiful power sockets, and ample space for a workshop or additional storage. The generous driveway comfortably accommodates multiple vehicles.





THE LOCAL AREA

Eskbank is a highly regarded area of Dalkeith, offering a charming village-like feel. With its own train station and being only 2 miles from the city bypass and 8 miles from Edinburgh's city centre, it has become a popular commuter location. The area is known for its historic landmarks, including the beautiful Dalkeith Palace and the impressive Newbattle Abbey. Wonderful walks can be enjoyed nearby at Dalkeith Country Park, which also offers shopping and dining at Restoration Yard, alongside outdoor adventure activities at Fort Douglas and Go Ape. Nearby golf courses include Newbattle, Broomieknowe, and Kings Acre, while Dalkeith Community Leisure Centre provides a swimming pool and fitness suite.

Dalkeith town centre, a five-minute drive away, offers Aldi and Morrisons supermarkets, while a Tesco Superstore, chain restaurants, and coffee shops are located just off the Eskbank Road roundabout. Straiton and Fort Kinnaird retail parks are around ten minutes away by car, offering a range of well-known retailers, with Fort Kinnaird also home to a multiplex cinema. A Dobbies Garden Centre is also a short drive away.

Well-regarded primary and secondary schooling is available locally, including Dalkeith High School and Kings Park Primary School, with private schooling in Edinburgh a short commute away. Loretto School in Musselburgh is also just 15 minutes from Eskbank.

EXTRAS

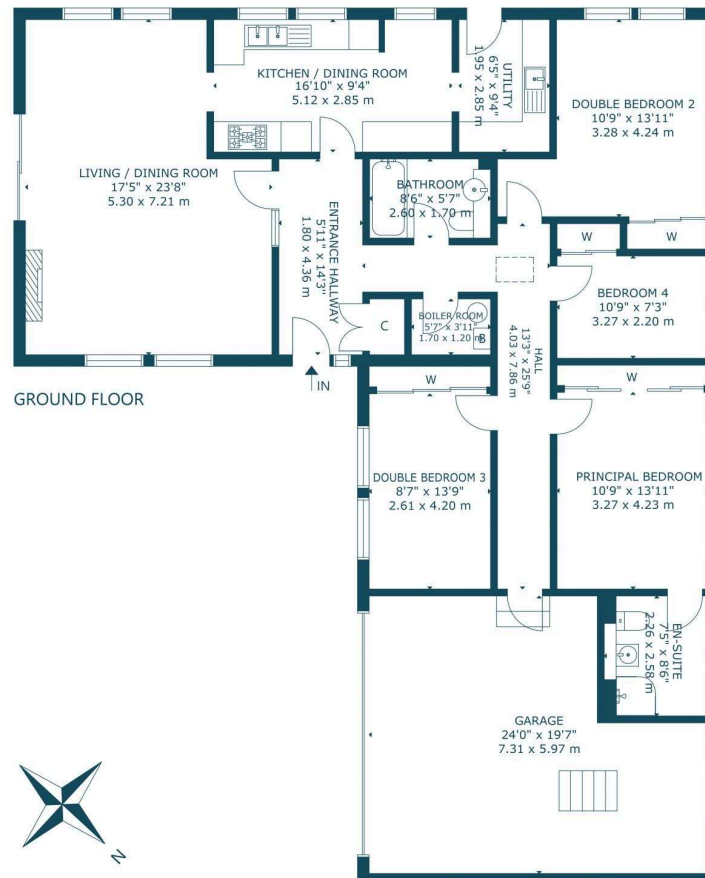
All blinds, curtains, light fittings, fitted flooring, and white goods are included in the sale.

HOME REPORT VALUATION: £600,000



COULTERS ©

COULTERS ©



2A, WAVERLEY ROAD, ESKBANK, EH22 3DJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,604 SQ FT / 149 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.