




COULTERS[©]

9 JEWEL GARDENS

ESKBANK, MIDLOTHIAN, EH22 3FQ

 4 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

9 Jewel Gardens is a beautifully presented and extremely bright detached family home, nestled in the highly sought-after area of Eskbank, Dalkeith. This exceptional property offers a harmonious blend of modern style and practical design, making it an ideal choice for families seeking comfort and convenience.

KEY FEATURES



Beautifully presented detached house.



Four double bedrooms, two with an en-suite.



Immaculately kept private front and rear gardens.



Private double driveway and single garage.



Within a short walk to Eskbank Train Station.



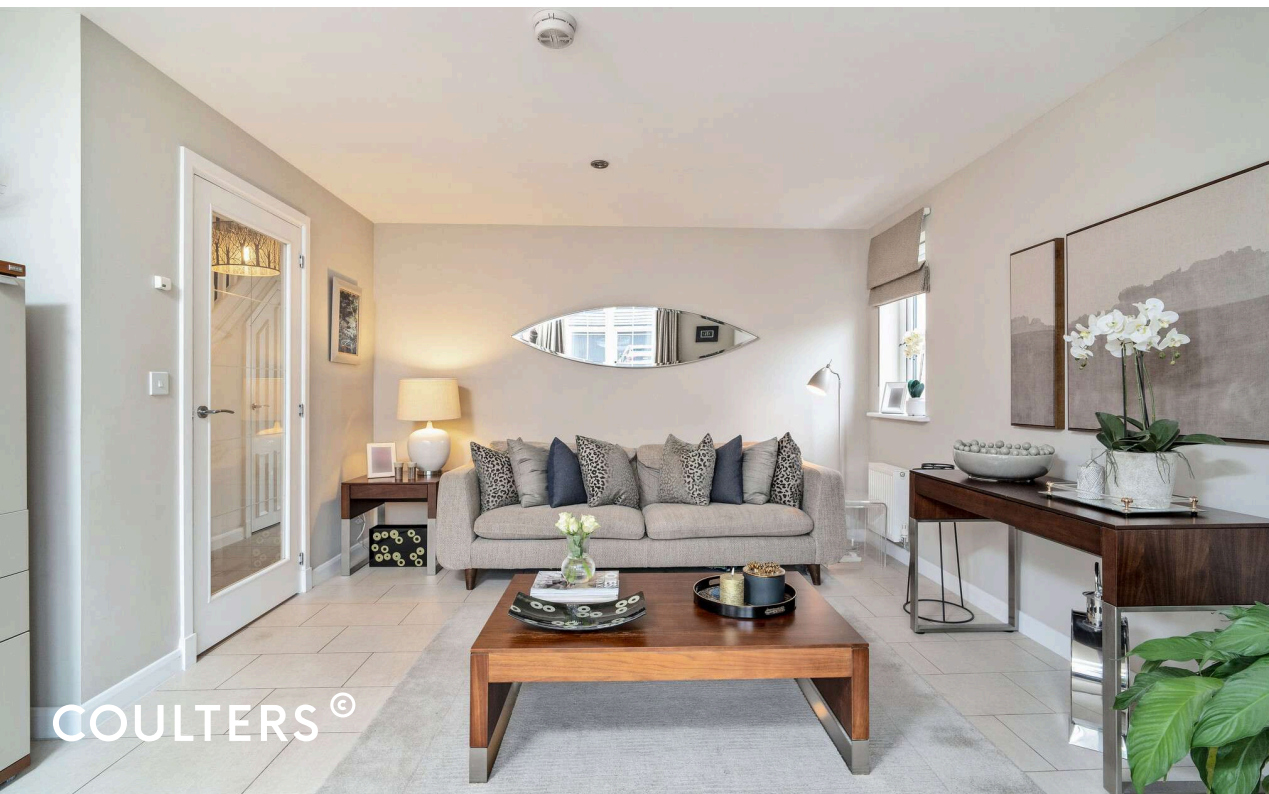
Excellent amenities in nearby Dalkeith.

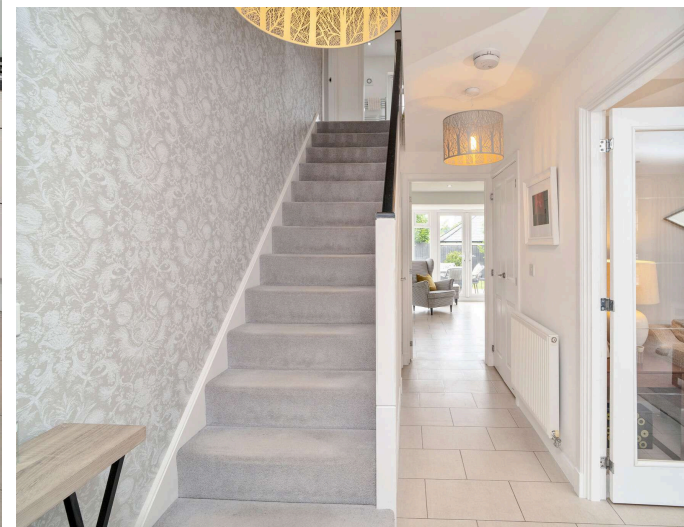


EPC Rating - C



Council Tax Band - F





Upon entering, you are greeted by an inviting and stylish hallway that sets the tone for the rest of the home. The ground floor comprises a generously sized, dual aspect living room, perfect for both relaxation and entertaining. Located at the end of the hallway is a well-appointed kitchen with quality integrated appliances, designed to meet the needs of contemporary family life.

The dining area of the kitchen provides a delightful space for family meals and gatherings and has a large box window and double French doors leading to the private rear garden filling the room with natural light.



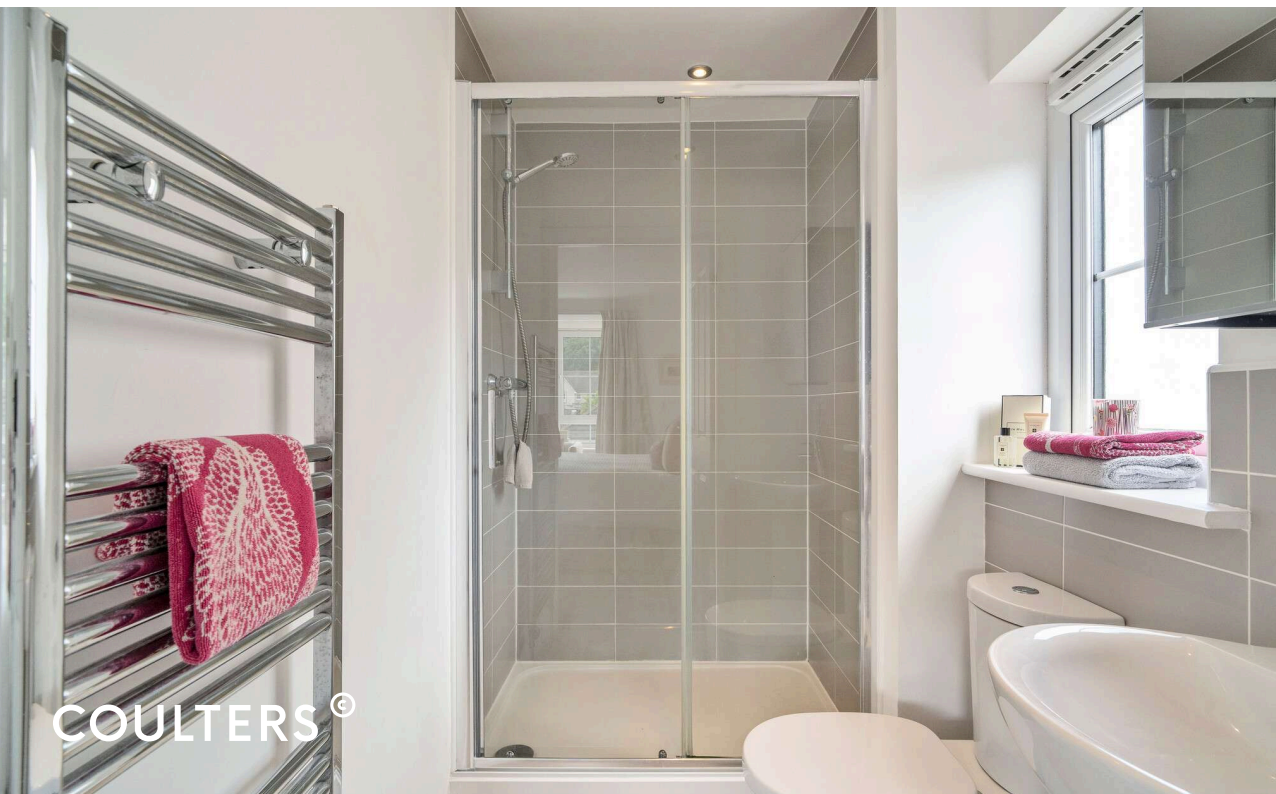


MORE INFORMATION

Off the kitchen is a WC and efficient utility room which provides further access to the rear garden.

The first floor boasts four double bedrooms, each offering generous built in storage, ample space and comfort. The principal bedroom benefits from a large box window and an en-suite shower room, while the second double bedroom also enjoys the convenience of its own en-suite. The property further benefits from well insulated attic space.

Externally, the property features well maintained front and rear gardens, offering a tranquil outdoor space for relaxation and recreation. A private double driveway and single garage provide ample parking and storage solutions.



EXTRAS

All blinds, curtains (excluding those in the principal bedroom and bedroom 4), light fittings, fitted flooring and integrated appliances are included in the sale.





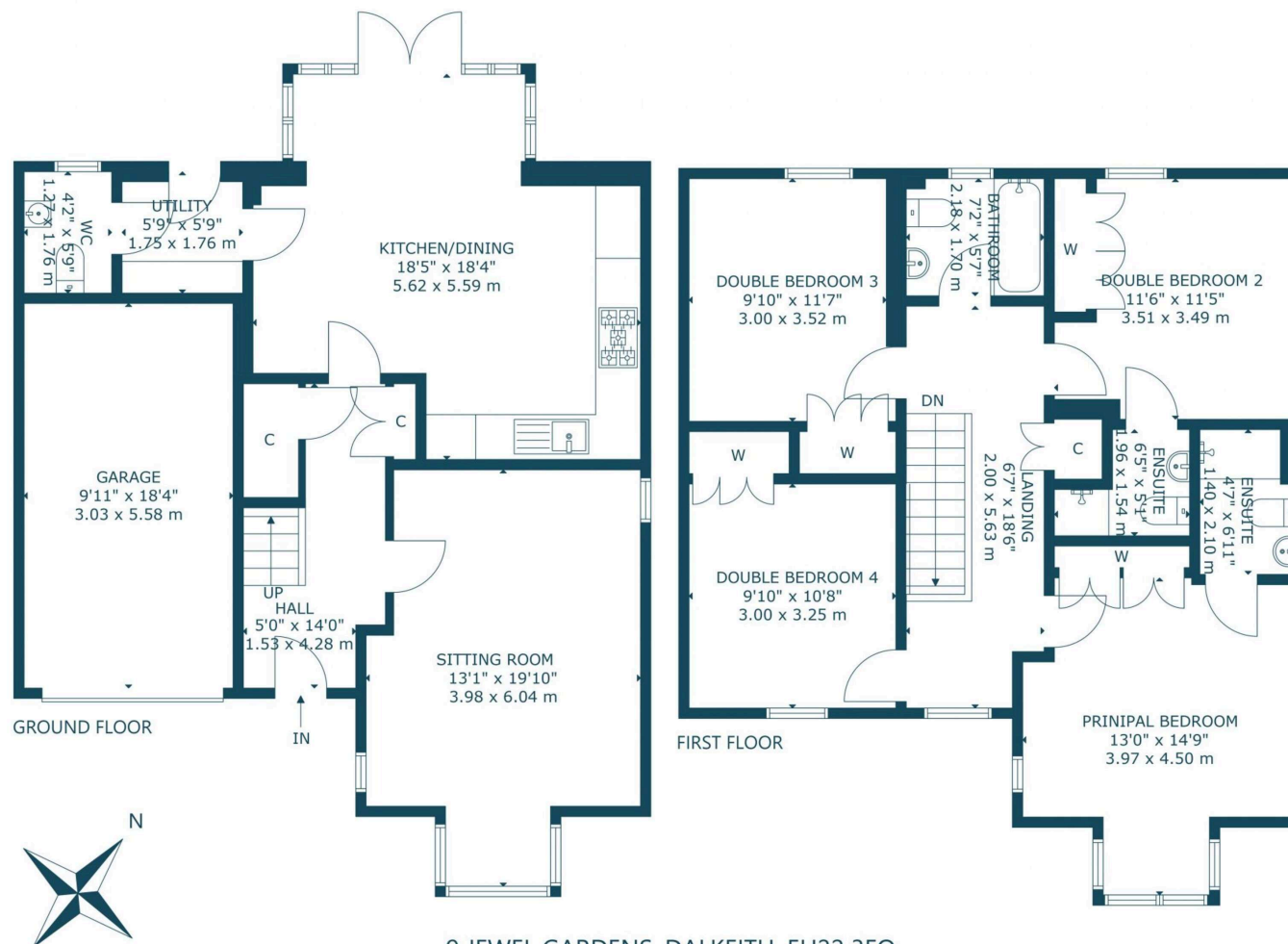


THE LOCAL AREA

Eskbank is a highly acclaimed area of Dalkeith with a charming village like feel. With its own train station as well as being only 2 miles from the city bypass and 8 miles from Edinburgh's city centre, it has evolved into a popular commuter location. Picturesque Eskbank is known for its historic buildings, including the beautiful Dalkeith Palace and the impressive Newbattle Abbey. Wonderful walks can be enjoyed nearby at Dalkeith Country Park which also has shopping and dining at Restoration Yard and outdoor adventure activities at the Fort Douglas Adventure Playground and Go Ape. Newbattle, Broomieknowe and Kings Acre golf courses are all nearby, whilst Dalkeith Community Leisure centre offers a swimming pool and a fitness suite.



The town centre of Dalkeith, five minutes' drive away has an Aldi and Morrisons supermarket and there is a Tesco Superstore along with chain restaurants and coffee shops just off the Eskbank Road roundabout. Straiton Retail Park and Fort Kinnaird Retail Park are just over ten minutes by car, with well-known retailers and the latter, a multi-plex cinema. A Dobbies Garden Centre is also only a short drive away. Well-regarded primary and secondary schooling is available and includes Dalkeith High School and Kings Park Primary School. Edinburgh private schooling is a short commute and Loretto School is 15 minutes away in nearby Musselburgh.



9 JEWEL GARDENS, DALKEITH, EH22 3FQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,476 SQ FT / 137 SQ M GARAGE 182 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.