

COULTERS[©]

80 VISCOUNT DRIVE

ESKBANK, DALKEITH, EH22 3FX

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

80 Viscount Drive is a beautifully presented modern townhouse offering generous accommodation across three floors, designed with contemporary style and easy family living in mind. Set within a peaceful, family-friendly development, this home combines space, comfort and a prime location close to the heart of Eskbank.

This property offers spacious, well-designed accommodation across three floors, combining contemporary style with practical living. The property features a smart frontage with two allocated car parking spaces and a welcoming interior finished to a high standard throughout.

The ground floor includes a bright, open-plan living and dining area — ideal for family life and entertaining — along with a sleek, modern kitchen providing ample storage and worktop space and fitted with quality integrated appliances. Conveniently located off this main living space is a WC, adding further comfort and practicality to the home's design.

KEY FEATURES



Modern townhouse located within a quiet development.



Private rear garden with gate access.



Desirable neighbourhood with transport links nearby.



EPC Rating - B



Three double bedrooms, one with an en-suite.



Two allocated parking spaces.



Excellent amenities in nearby Dalkeith.



Council Tax Band - F



On the first floor, two generous double bedrooms provide flexible living space, complemented by a stylish family bathroom with modern fittings.

The top floor is dedicated entirely to the principal suite, offering a spacious bedroom, a contemporary en-suite shower room and a well-designed dressing area, creating a comfortable and private retreat.

Outside, the home benefits from a fully enclosed rear garden with gate access designed for easy maintenance, perfect for outdoor dining or relaxation.





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.

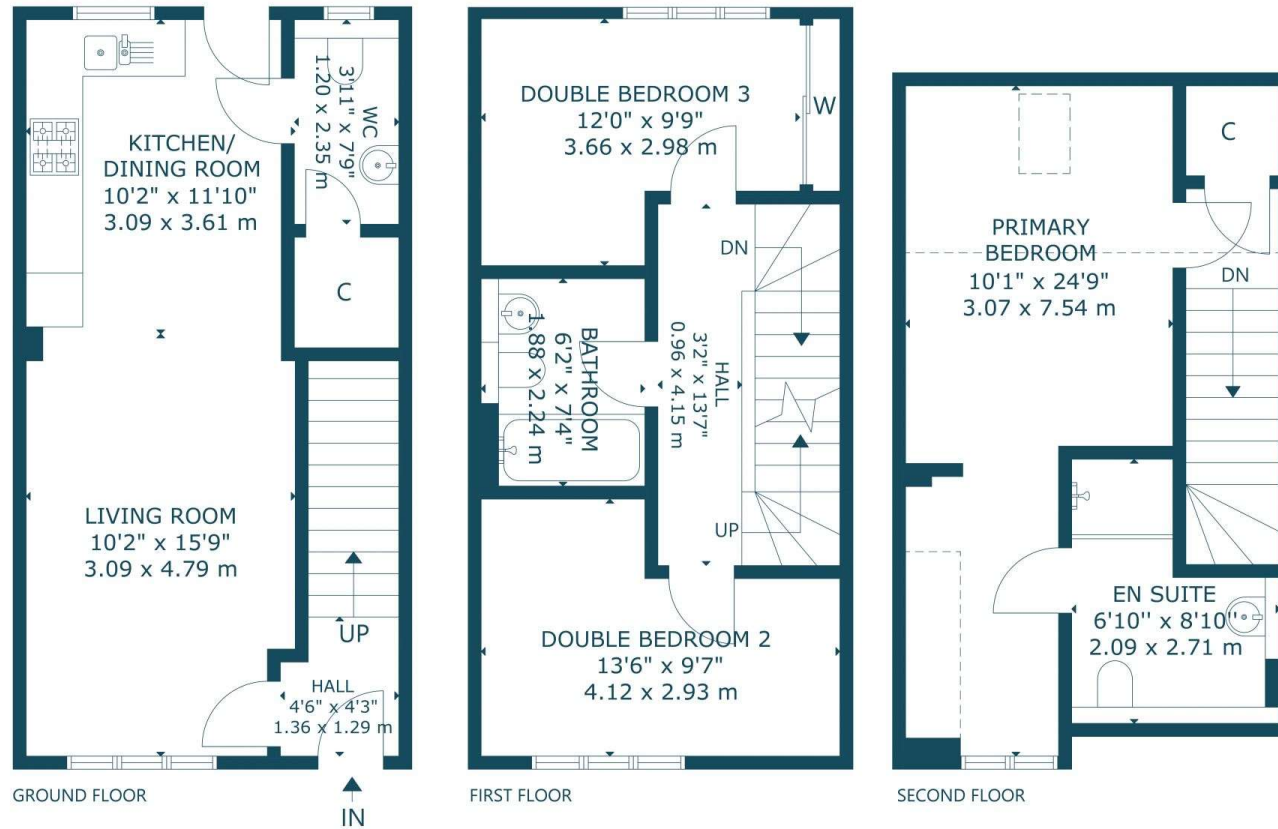
EXTRAS

All blinds/curtains, light fittings, fitted flooring and integrated appliances are included in the sale.

The development is factored by RMG Scotland with an approximate quarterly charge of £30.

HOME REPORT VALUATION: £300,000





80 VISCOUNT DRIVE, DALKEITH, MIDLOTHIAN, EH22 3FX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,105 SQ FT / 103 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.