

COULTERS[©]

16 VISCOUNT DRIVE

ESKBANK, MIDLOTHIAN, EH22 3FX

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented family home is set within a desirable residential location and offers bright, spacious and well-balanced accommodation ideally suited to modern family living. The generous living space is flooded with natural light, creating a warm and welcoming atmosphere that is perfect for both everyday relaxation and entertaining guests.

At the heart of the home sits the stylish kitchen, which provides ample room for dining and family gatherings. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and making this space ideal for summer entertaining. A useful utility room is located just off the kitchen and benefits from access to a separate storage room, further enhancing the home's excellent storage provision.

The flexible accommodation includes a well-proportioned fourth bedroom located on the ground floor, which benefits from fitted wardrobes and offers an ideal space for guests, home working or multi-generational living. Upstairs, there are three further generously sized bedrooms, two of which feature fitted wardrobes, providing excellent storage throughout.

KEY FEATURES



Bright and spacious semi detached house.



Generous landscaped rear garden.



Exceptional open living space.



EPC Rating - C



4 double bedrooms, one with an en-suite.



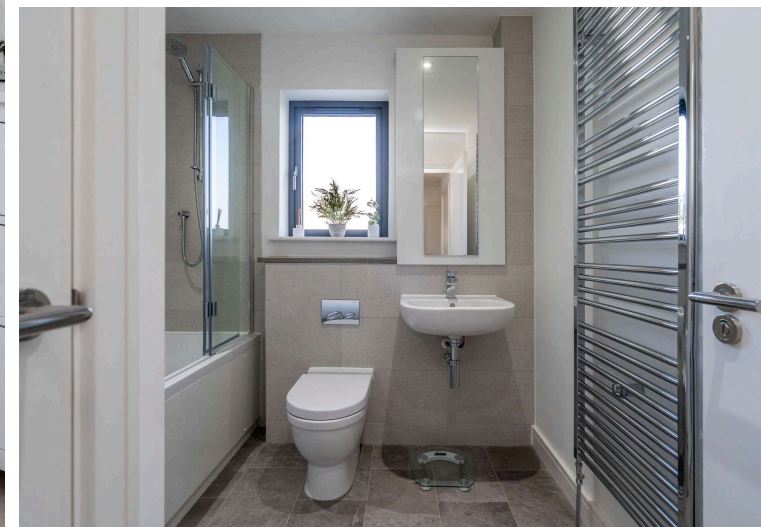
Private double driveway.



Fantastic amenities nearby including Eskbank Train Station.



Council Tax Band - F



The principal bedroom enjoys the added comfort of a private ensuite shower room, while a modern family bathroom serves the remaining bedrooms. A convenient WC on the ground floor adds further practicality for busy households and visiting guests.

Externally, the property boasts a generous sized rear garden, offering a versatile outdoor space ideal for children's play, alfresco dining or simply relaxing in peaceful surroundings. With its combination of light-filled interiors, flexible living space and thoughtful design features, this attractive home presents a fantastic opportunity for families seeking comfort, convenience and quality in a sought-after location.





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.

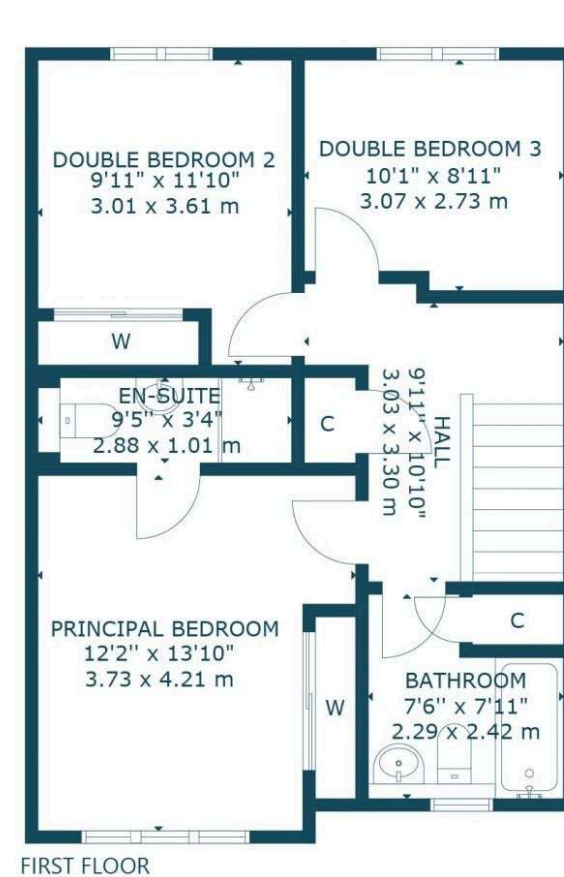
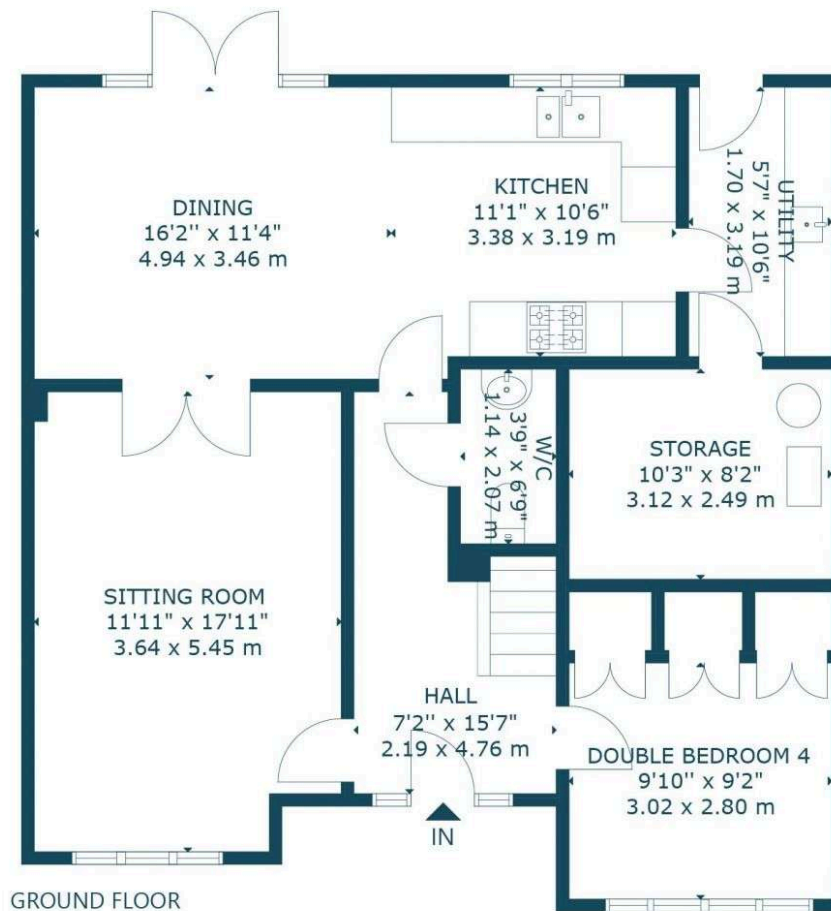
EXTRAS

All light fittings, carpets, fitted flooring and integrated kitchen appliances are included in the sale.

HOME REPORT VALUATION: £400,000







16 VISCOUNT DRIVE, DALKEITH, MIDLOTHIAN, EH22 3FX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,151 SQ FT / 141 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.