



31 Newbattle Abbey Crescent, Eskbank, EH22 3LN



## Welcome

Welcome to 31 Newbattle Abbey Crescent, a spacious ground floor villa, a superb purchase for professional couples, first-time buyers, or those looking to downsize with ground floor living. This main door, two-bedroom villa, forms part of four in a block of comparable properties, occupying a prime location in an established private residential estate, in a much sought-after area of Eskbank, Midlothian. The property is conveniently located to take advantage of all the local shopping, schooling, and transport links, Eskbank, Dalkeith, and the surrounding towns have to offer. There are private garden grounds, expansive communal green areas, and a garage as part of a block of others. The property needs some refurbishment (mostly décor) and has been priced accordingly. We recommend viewing at your earliest convenience.

- A much sought after residential location in Eskbank within a mature private development
- Main door ground floor entrance
- Hallway with ample built-in storage
- Spacious living room with full height front facing window
- Fitted kitchen with a range of wall and base units, ceramic hob, double oven, extractor and patio doors to the rear
- Main bedroom with built-in wardrobes
- Bedroom two with built-in open storage
- Bathroom with three-piece white suite, and built-in store cupboard
- Double glazing and electric heating
- Private garden grounds to the front and rear with expansive communal green areas throughout the estate
- Own garage forming part of a block of other garages
- Ample on-street parking





## Eskbank

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a Tesco Superstore within walking distance of the property. Local schooling is excellent with the highly acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass and regular public transport links to the City Centre with the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.



# Get in touch

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 0131 240 3818

Property Hub:

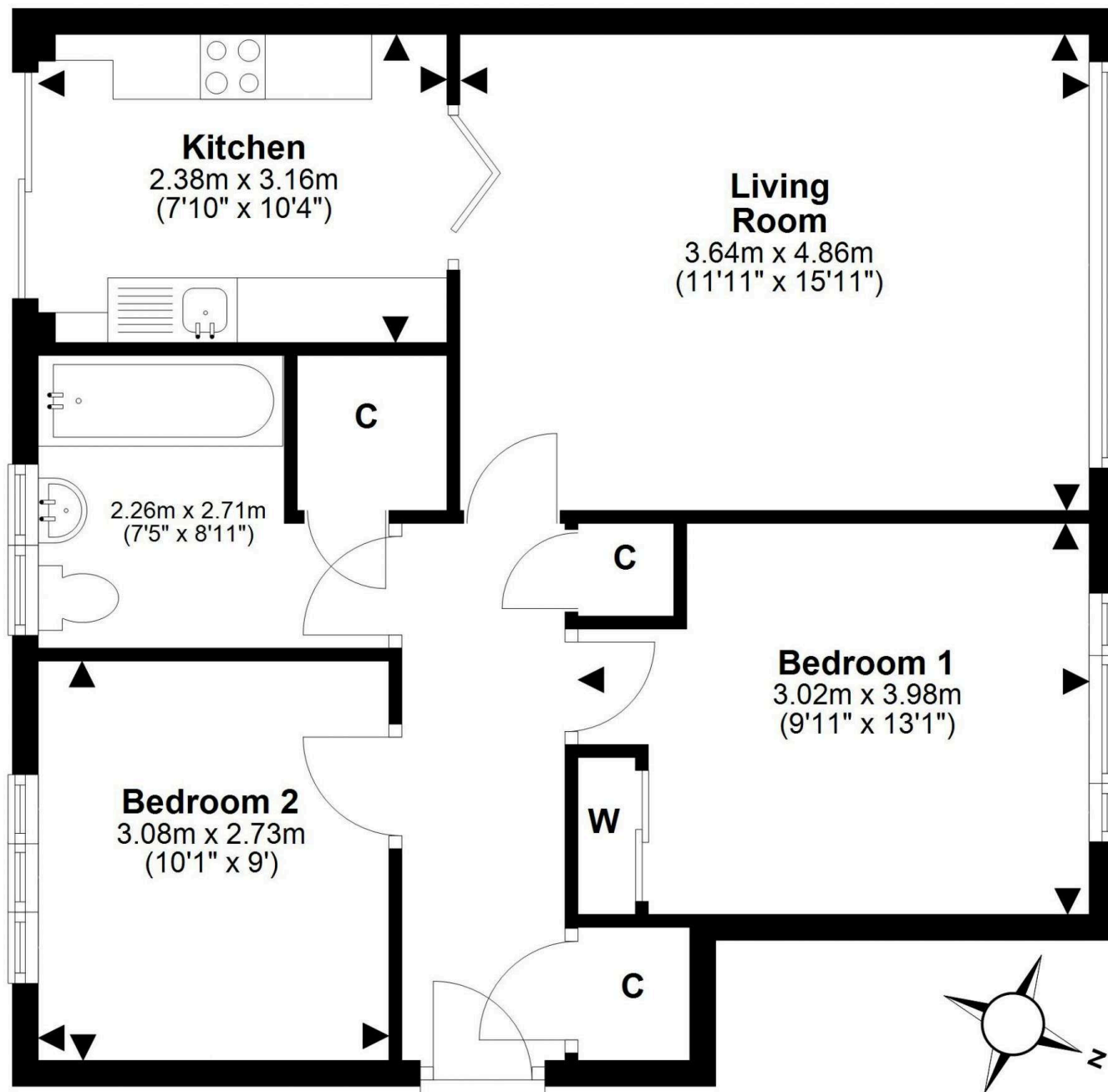
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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