



Eskbank

5 Esk Valley Terrace
EH22 3FT



Detached house

OFFERS OVER £465,000

- Entrance hall
- Living room
- Dining kitchen
- Utility room
- WC/cloakroom
- 4 bedrooms (2 with en-suites)
- Study/bedroom 5
- Family bathroom
- Spacious south facing private rear garden
- Private driveway and internal garage
- Gas central heating
- Double glazing
- Provides flexible family accommodation
- Turnkey condition
- Excellent transport links
- Attic



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this spacious family home situated within a quiet development in the ever-popular Eskbank area. Eskbank is a highly regarded area situated on the outskirts of Dalkeith blending a pleasant countryside setting conveniently close to Edinburgh city centre. The location benefits from a large Tesco Supermarket and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity offers country walks including Dalkeith Country Park, Newbattle Abbey and several golf courses. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas.

The property opens to a welcoming hallway with stairs to the upper level, tiled floor, under stair cupboard and gives access to both the living room and the kitchen. To the front of the house is a spacious living room perfect for hosting. To the rear is an open plan dining kitchen with base and wall units, and several integrated appliances including a double oven, separate 5 ring gas hob and fridge freezer. The dining area features doors to the rear garden and has the utility room off. The utility room offers further base and wall units and houses the washing machine and undercounter fridge. Completing the downstairs accommodation is a handy WC/cloakroom off which features a wash hand basin.

Upstairs the landing has a built-in storage cupboard, and a hatch to the attic. The master bedroom is situated to the front of the house and has an ensuite off. The en-suite has partially tiled walls, WC, wash hand basin, and a mains powered shower. A second double bedroom is situated to the rear of the house and has an en-suite. The second en-suite also comprises of a WC, wash hand basin and a mains powered shower. A third double bedroom can be found to the rear of the house and is currently utilised as a walk-in wardrobe, and a smaller fourth bedroom can be found to the front of the house. Also to the front is a cosy home study which could also be utilised as a small bedroom. Completing the accommodation is a family bathroom situated to the rear and with partially tiled walls, WC, bath and a wash hand basin.

The house enjoys a large, private, south facing and fully enclosed rear garden with a lawn area, and patio area ideal for al fresco dining. Additional benefits include a, private driveway, internal garage, attic, gas central heating and double glazing.

FACTOR - Ross and Liddell - Approx £70 per quarter

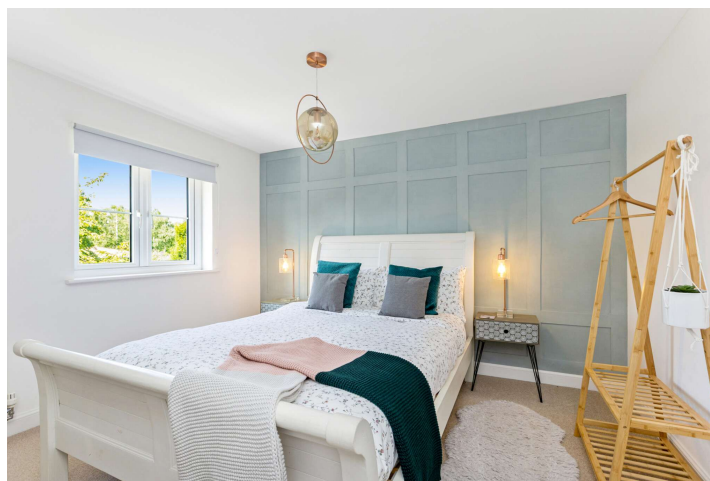
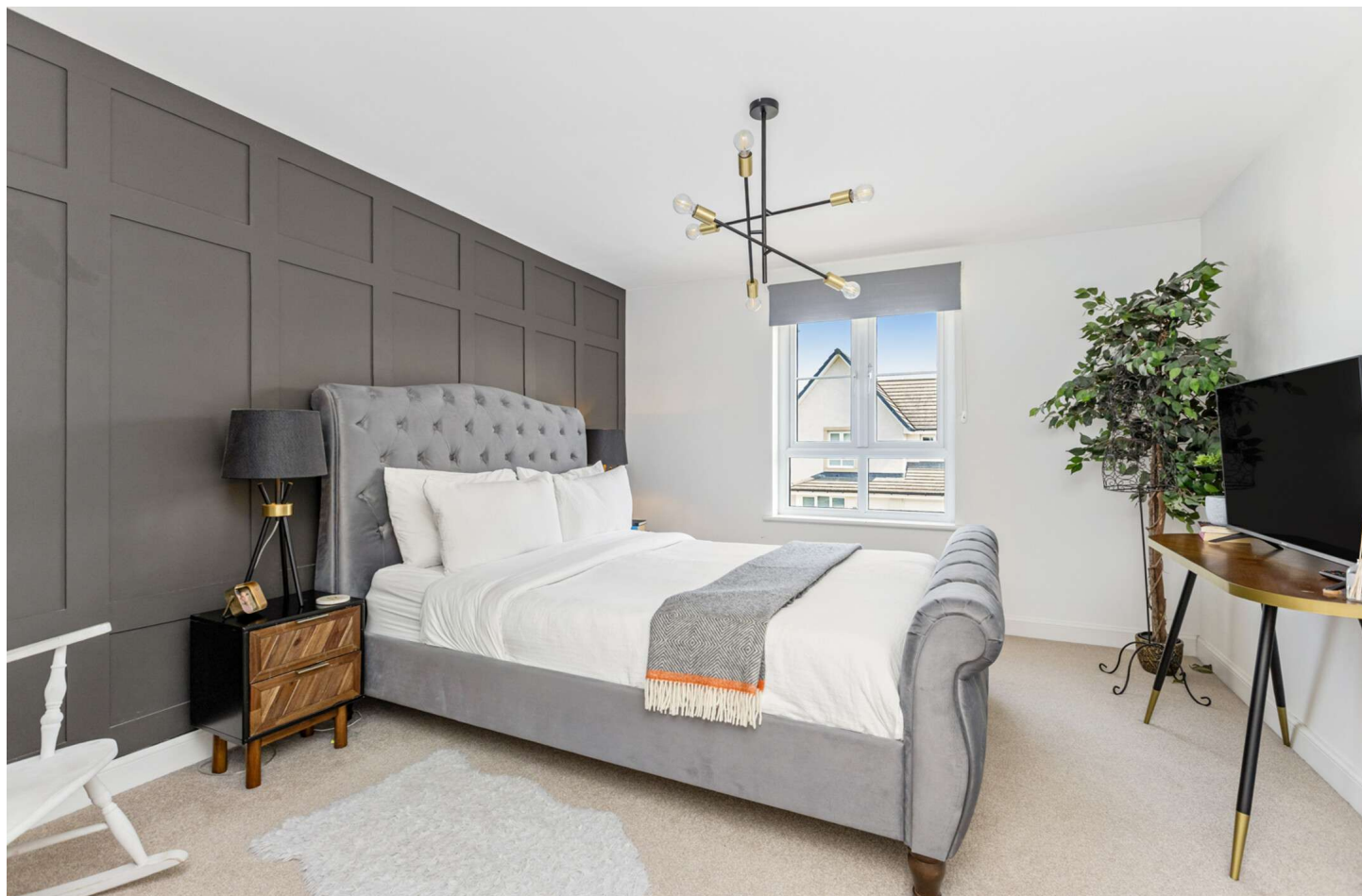
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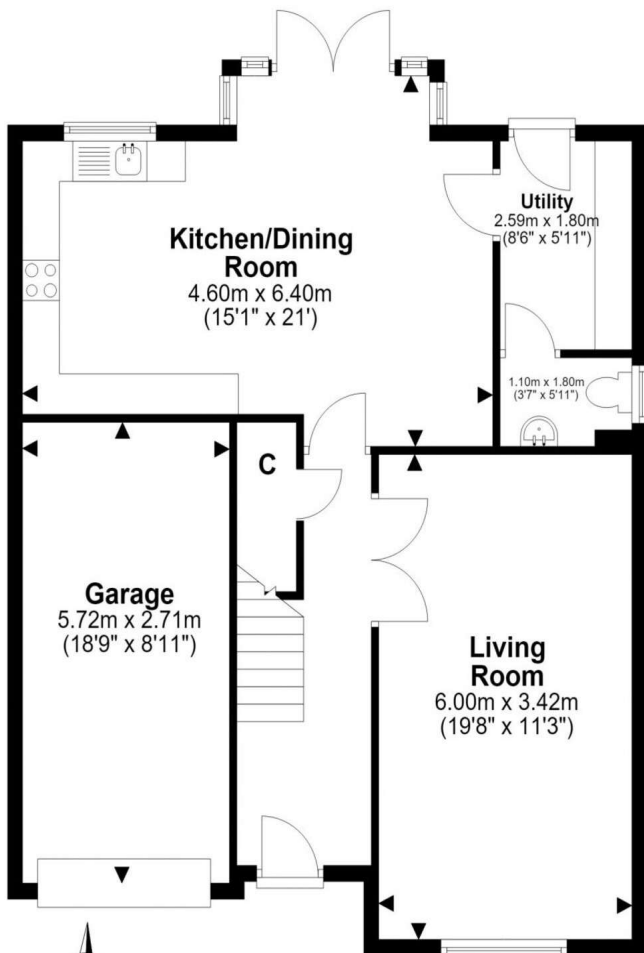
White goods, curtains/blinds, and light fittings to be included. Other items are open to negotiation. No warranties to be given.

OFFERS

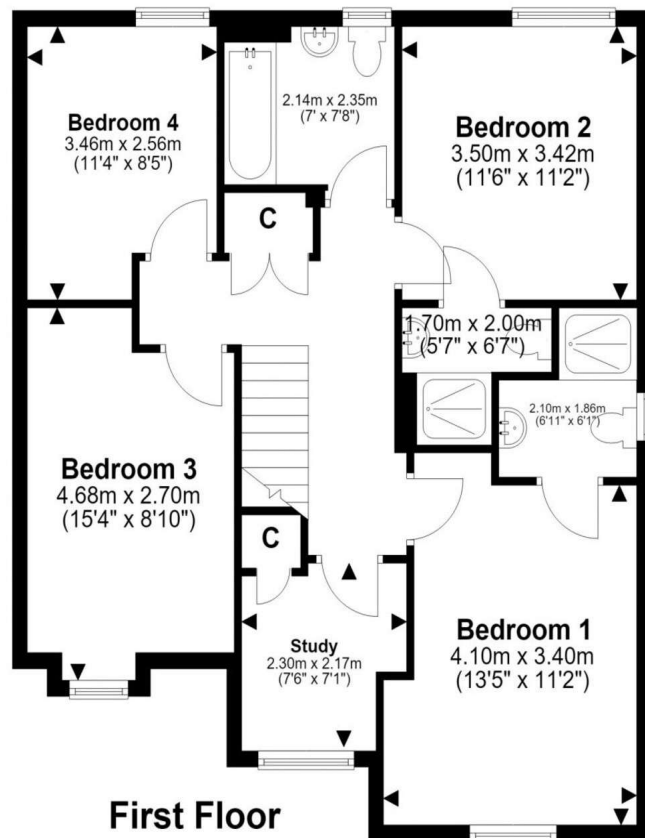
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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