



Offers Over

£545,000

9 Viscount Drive

Eskbank | Midlothian | EH22 3FX

An exceptionally appealing and rarely available five bedroom detached villa by Dandara Homes, forming part of an exclusive modern development in the highly desirable Eskbank area. Offering generous and flexible accommodation, private gardens and a garage, this impressive home is finished to a high standard throughout and is perfectly placed for excellent local amenities, well regarded schooling and superb transport links, making it an ideal choice for growing families.

-  2 public rooms
-  5 bedrooms
-  3 bathrooms plus WC
-  Fully enclosed rear garden
-  Garage and driveway
-  EPC rating – B
-  Council tax band - G



Description

In true move in condition, you enter a welcoming entrance hallway with storage and a convenient WC, and to the left is a bright and airy front facing lounge. A particular highlight of the home is the impressive kitchen/dining/family room, thoughtfully designed with a range of sleek white wall and base units, with co-ordinated worktops and integrated appliances, and with direct access to the garden, this superb space lends itself perfectly to modern living, entertaining and relaxing. There is also a useful utility room with a pulley and doors to the side and garage.

Carpeted stairs lead you to the first floor where you will find five double bedrooms. Bedrooms one and two both benefit from en-suite shower rooms, with the principal also enjoying the luxury of a walk in wardrobe. Completing the accommodation on this level is the family bathroom which has a crisp white suite, heated towel rail and shower over the bath. There is a partially floored attic with Ramsey ladder and the property has gas central heating, double glazing, and solar panels.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, freezer, integrated fridge/freezer and dishwasher, and the garden shed.

Gardens and Parking

To the rear lies a fully enclosed garden laid to lawn with a patio area, ideal for dining and hosting during the warmer months, whilst also offering a safe and secure place for children and pets to play. There is an integral garage with electric door, power and light, and a double driveway provides convenient off street parking.

Factoring

The common grounds around the development are maintained by RGM at a cost of approximately £9 per which is paid quarterly.

Viewing

By appointment through Neilsons (0131 625 2222).





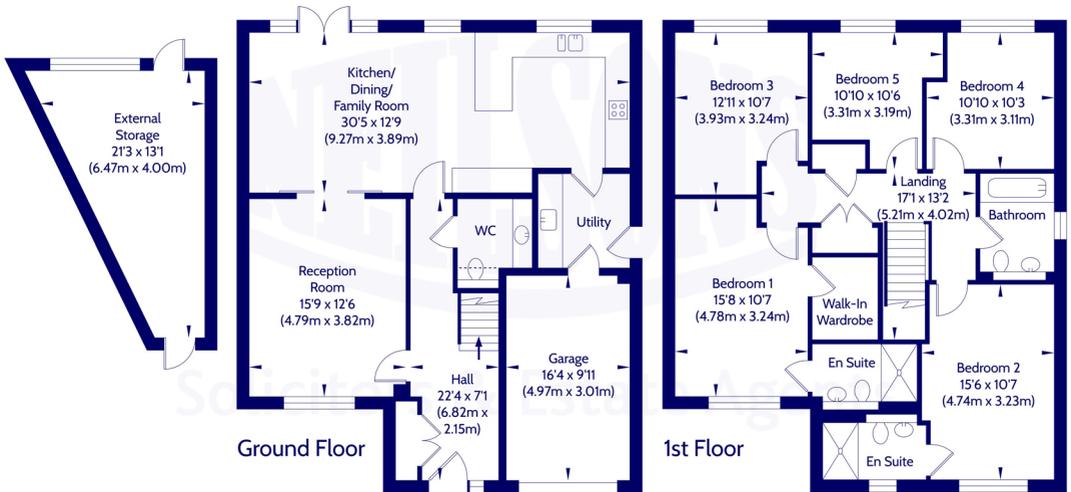
Location

The property is situated within an established modern development in the ever-popular Eskbank, conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the commuter. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a children's playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities and on hand including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling from nursery to secondary level is well catered for in the area.





Approx. Gross Internal Floor Area 171 Sq M / 1843 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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