



32 St Davids Gardens, ESKBANK, EH22 3FE



Welcome

A beautifully presented and seldom available five-bedroom home in an exclusive development in the popular area of Eskbank. Set within a conservation area & bordered by a historic boundary wall, the development offers a perfect balance of community, suburban tranquillity and excellent connectivity to Edinburgh city centre, Edinburgh Airport and central motorway system. This outstanding property offers spacious and versatile living accommodation, completed by private south-facing garden and allocated parking. Finished to an excellent standard throughout, it enjoys a prime location close to a wide range of local amenities and schooling.

In immaculate move in condition, the welcoming entrance hall leads to a bright and comfortable living room positioned to the rear of the property providing a comfortable and private space to relax. The well-appointed kitchen offers a good range of units and flows seamlessly into a stunning, generously sized conservatory surrounded by beautiful mature trees creating an ideal setting for dining, everyday living and entertaining. Also on the ground floor are two well-proportioned bedrooms, offering flexibility for family living, guests or home working, along with a convenient WC. On the Upper Level, the principal bedroom is of particularly generous proportions and benefits from a dressing area and ensuite shower room. Completing the accommodation on this level are two further double bedrooms and a family bathroom. There is a partially floored attic with Ramsay ladder, gas central heating and double glazing throughout, as well as Podpoint car charging unit.

Externally the property boasts a front patio, side-garden, and fully enclosed south facing rear garden, benefiting from all day sunshine. Thoughtfully designed with a combination of astroturf lawn and patio areas - perfect for alfresco dining and entertaining, providing a safe and secure space for children and pets. To the rear of the property there is private parking, in addition to ample visitor parking within the development. Further benefits include corner plot location with ample outdoor space, creating a peaceful and private setting in a highly regarded residential location.





Eskbank

Eskbank is particularly popular with commuters, benefiting from a park and ride at nearby Sherriffhall, and Eskbank Railway station a short 7 min walk away providing regular services into Edinburgh City centre in under 20 minutes. Excellent road links via the Edinburgh City bypass and the A7 make this an ideal home for commuting. Frequent express bus services operate within the surrounding area providing ample public transport opportunities. A superb range of local amenities are available close by, as well as a range of well-established leisure and recreational pursuits and connecting cycle paths. Kings Park is a short walk away with public tennis courts, bowling club and play park. The development itself is set within an idyllic location, directly adjacent Newbattle Golf club and Lord Ancrum's wood, leading to Newbattle Abbey. Vogrie and Dalkeith County parks are a short drive away and provide fantastic outdoor facilities including Go Ape, Fort Douglas Adventure Park, and Restoration Yard for shopping and dining.

The area benefits from a great mix of local supermarkets, including Morrisons, Tesco and Dobbies, along with a range of shops, cafés, restaurants and wider services in Dalkeith. It's also within easy walking distance of a local family pub and restaurant, The Justinlees Inn.

The area is well regarded for schooling at both primary and secondary level and benefits from a strong sense of community, making it an excellent choice for families and professionals alike. With a perfect blend of convenience, green space and transport links, Eskbank continues to be one of Midlothian's most attractive spaces to call home.

Extras

Included within the sale - garden shed and curtain poles. All light fittings are included apart from the ones in the principal bedroom.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

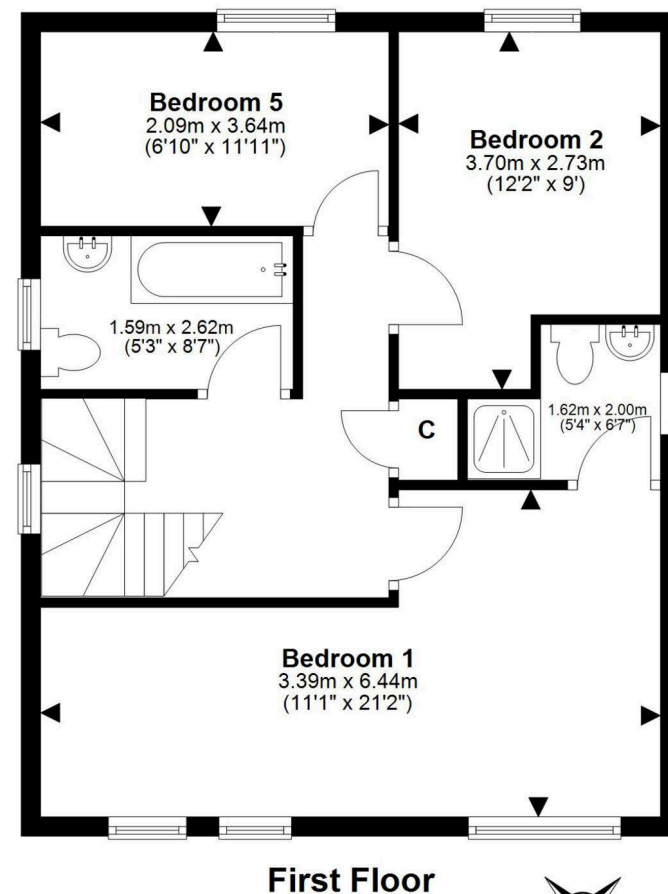
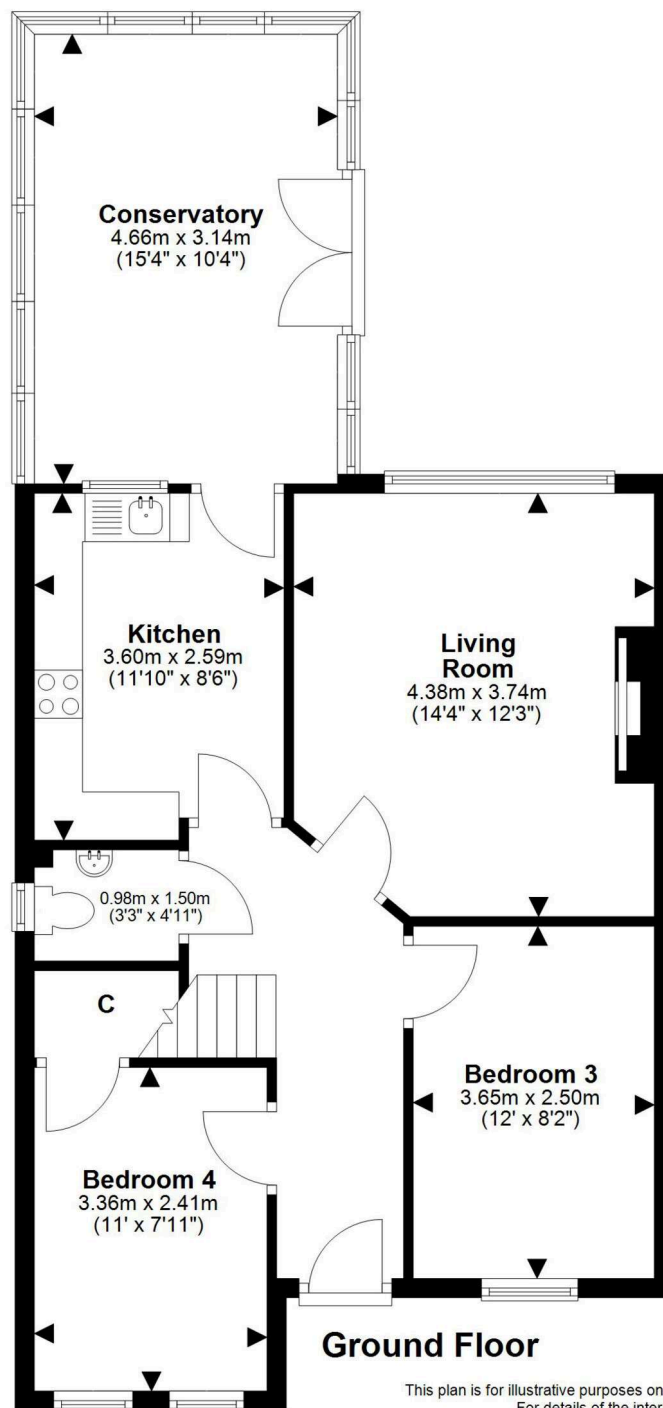
25-27 High Street, Dalkeith
EH22 1JB

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.

