



2 Bellfield Avenue, Eskbank, Midlothian, EH22 3JT



Welcome

Welcome to 2 Bellfield Avenue - a lovely rarely available detached three-bedroom bungalow, extended to provide flexible living accommodation all on ground floor level. This wonderfully spacious property, occupies a prime location within a quiet cul de sac setting, situated in an established residential estate in the much sought-after area of Eskbank Midlothian. The property is conveniently located to take advantage of all the local shopping, transport links, and schooling Eskbank and Dalkeith has on offer. There are private garden grounds to the front and rear, with side access, a monoblock driveway provides off street parking and access to an attached garage with light, power, and remote up and over door. The property has been extended and well maintained throughout to provide comfortable living accommodation. We recommend viewing at your earliest convenience as we are sure this property will be extremely popular.

- Prime plot in a cul de sac location
- Reception hallway with built-in storage, and loft ladder access (loft mostly floored)
- WC with high level window to the front
- Breakfasting kitchen with front facing window, open hatch to the living room, a range of base and wall units, gas hob, extractor, oven, washing machine, fridge freezer, and garage access
- Spacious living room, featuring a fireplace with electric fire
- Lovely bright dining room with patio doors leading to the garden
- Inner hallway
- Principal bedroom with fitted triple mirrored wardrobes
- Bedroom with walk in mirrored wardrobes
- Bedroom with garden view and double mirrored wardrobes
- Family bathroom with three-piece white suite, electric shower over the bath, folding shower screen, wc and sink, with large bathroom mirror
- Double glazing, gas central heating, and alarm system
- Monoblock driveway for off street parking
- Attached garage with light, power, up and over remote door, with additional access from the kitchen, and rear garden
- Private mature garden grounds to the front and large rear mature well kept enclosed garden, great for relaxing





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 nearby. 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. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. Other items may be available by negotiation and are subject to offer. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale as these items are



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



CHARTERED FIRM

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.

