



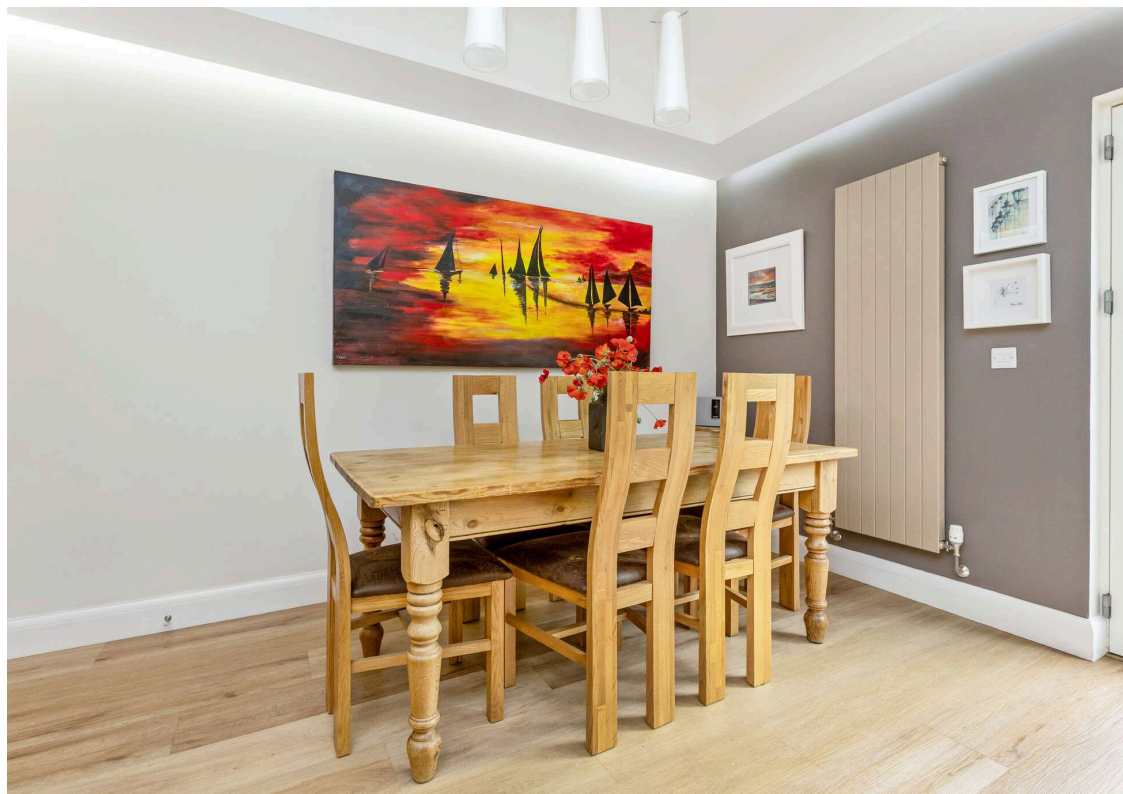
10 Esk Point, Dalkeith, EH22 1HW



Welcome

Welcome to Esk Point, nestled on the banks of the river North Esk in a luxury, factored development within the Ironmills conservation area, is an immaculately presented townhouse with private parking, riverside terrace and a tranquil waterside outlook. This exceptional property offers beautifully presented accommodation arranged over three spacious floors, combining contemporary style with practical, modern-day living. The property enjoys a stunning riverside position, with a superb private terrace overlooking the water, an ideal space for relaxing or entertaining while taking in the peaceful surroundings. Internally, the home is bright, beautifully appointed and generously proportioned throughout finished to a high standard by the current owners. Presented to the market in excellent order throughout, we would recommend an early viewing.

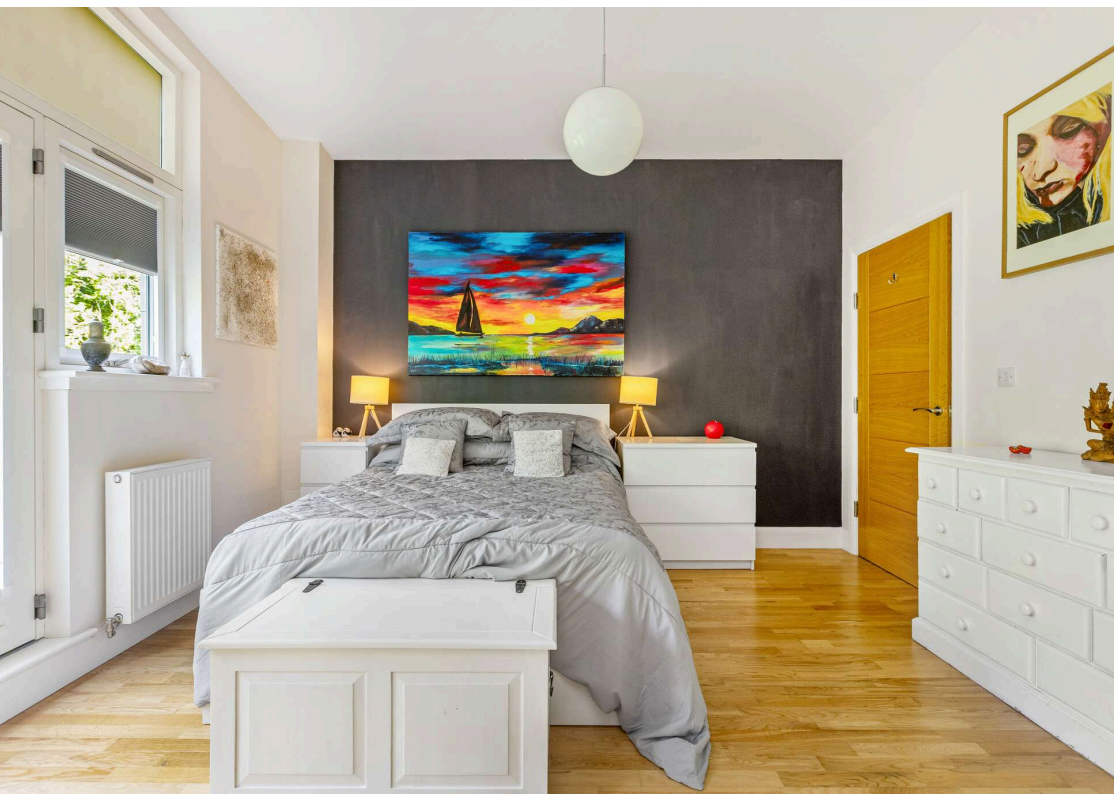






Features

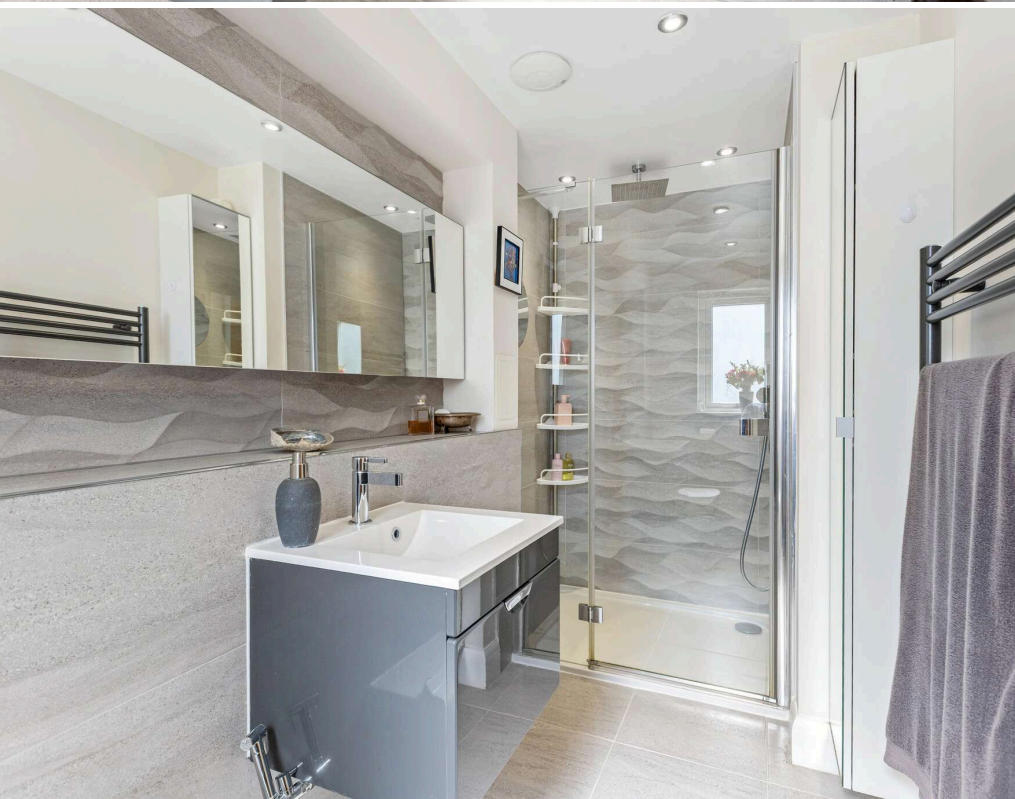
- Reception hallway
- Ground floor WC
- Utility room
- Fully fitted dining kitchen with terrace access
- Spacious lounge with beautiful river views
- Principle bedroom, en-suite bathroom and a private balcony
- Three further double bedrooms, two with en-suite
- Generous storage throughout
- Gas central heating
- Double glazing
- Parking for two cars to the front
- Allocated third parking space within the development
- Communal bike store
- Additional visitor parking available
- The development is factored by James Gibb with an approximate annual fee of £400.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Dalkeith

Dalkeith is a vibrant Midlothian town located just southeast of Edinburgh, offering a strong sense of community alongside excellent commuter connections to the capital. Rich in history and surrounded by beautiful green space, the town is home to the renowned Dalkeith Country Park, scenic woodland walks, and a wide range of local amenities including shops, cafés, schools, and leisure facilities. With easy access to the City Bypass, rail links, and East Lothian's coastline, Dalkeith combines the convenience of modern living with the charm of a well-established historic town.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and the wooden shed. No warranty applies to any integrated appliances or any other movable items included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

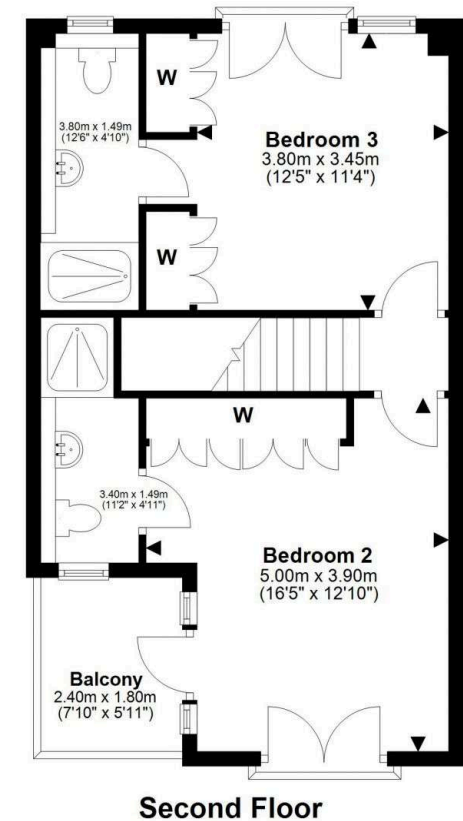
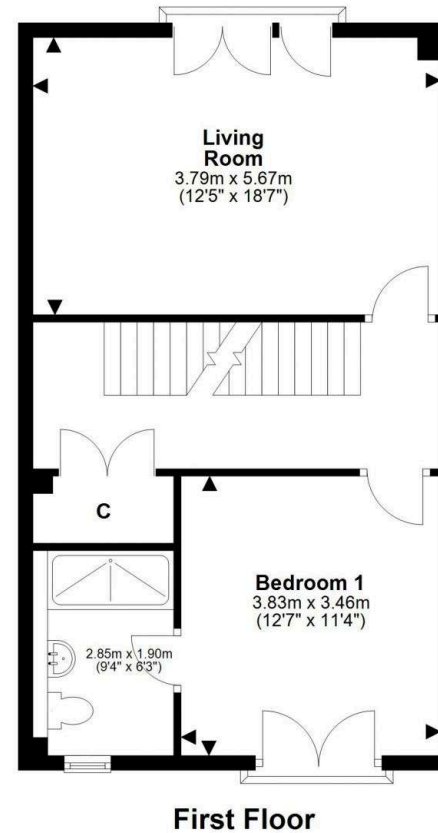
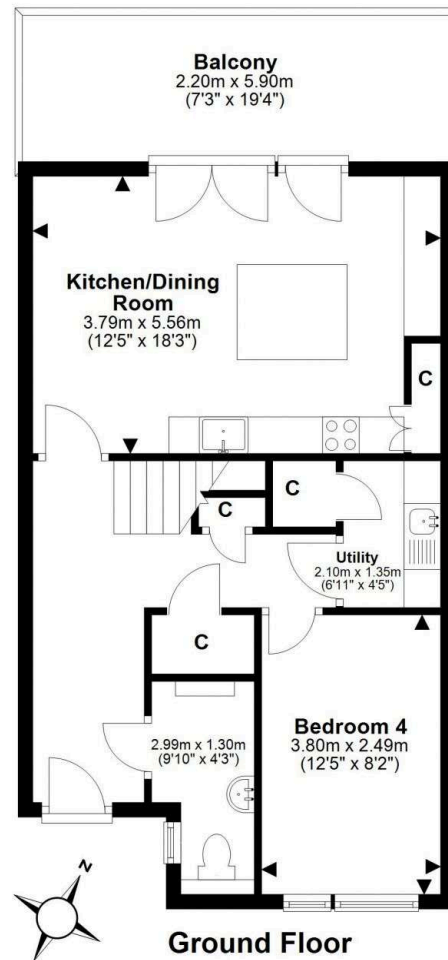
25-27 High Street, Dalkeith
EH22 1JB

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.