

81 Viscount Drive, Eskbank, EH22 3FX



Description

Superb terraced home, of considerable style, forming part of a small, bespoke development within a popular location. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention detail, the property is close to fantastic amenities and commuting links. This energy-efficient home represents a perfect blend of sophistication and practicality - a true sanctuary for family life and stylish social living.

- A stunning terraced home part of a sought-after modern development
- Excellent commuting links and close to Eskbank train station
- Stylish interior design finished to high standards
- Fabulous reception room ideal for relaxing and dining providing a very sociable space and open plan to a well-equipped ultra modern kitchen
- Integrated Siemens appliances in kitchen
- Large principal master suite on top floor
- Two further double bedrooms on first floor level
- Gas central heating & double glazing
- Beautifully enclosed landscaped rear garden
- Allocated parking

Extras

The Keter resin shed, dishwasher, fridge freezer and washing machine will be included within the sale.

Factor

The development is factored by RMG for approx. £30 per quarter according to the vendor. This includes maintenance of communal areas.

EPC Rating: B

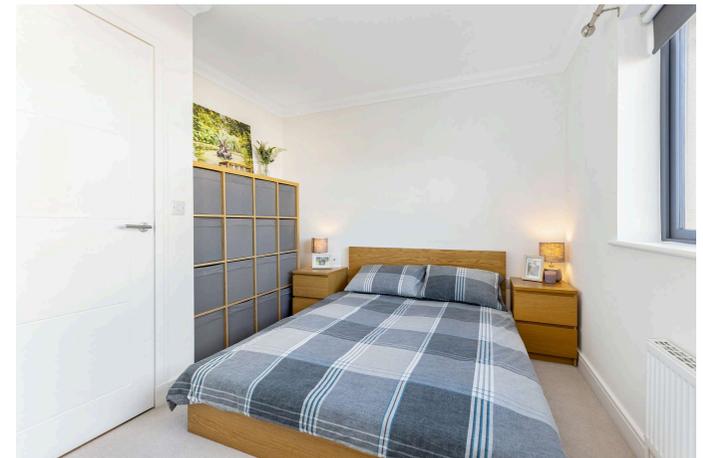


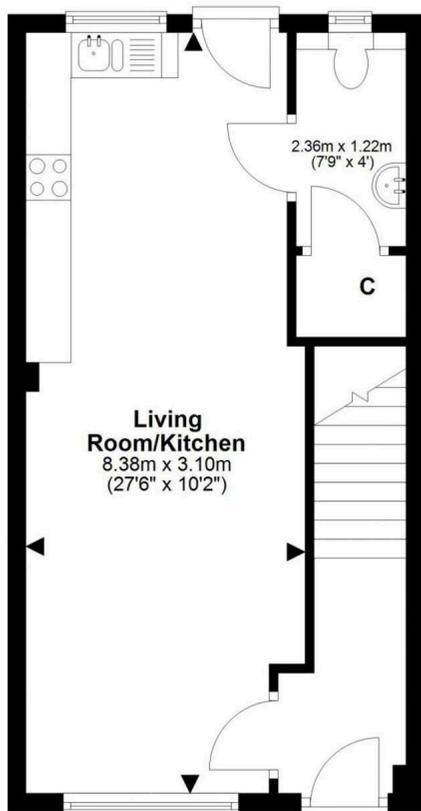
Location

Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers a breathtaking valley where walk and cycle paths can be found on the banks of the River North Esk and Benbught Woods. Other outdoor pursuits include Dalkeith Country Park and King's Park. Nearby Lasswade Leisure Centre and newly opened flagship David Lloyd Club each offer swimming pool, gym, and fitness classes, there is a range of golf courses nearby. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a 24-hour supermarket within easy reach. Straiton and Fort Kinnaird Retail Parks are a short drive away. Eskbank is within catchment of the highly regarded Kings Park primary school with secondary schooling available in the local area and coach transportation to some of Edinburgh's private schools. The area further benefits from excellent transport facilities, with its own train station taking you into the capital in 20-minutes. Regular buses and its proximity to Edinburgh Royal Infirmary, Shawfair park and ride, the City Bypass and Edinburgh Airport make this an ideal location for commuting.

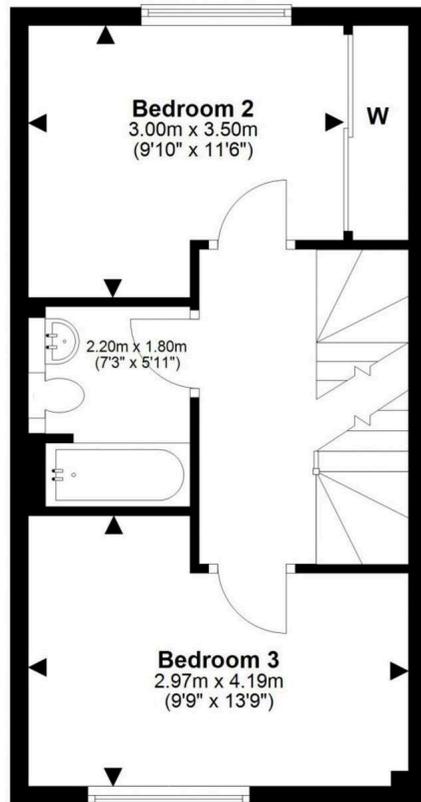
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

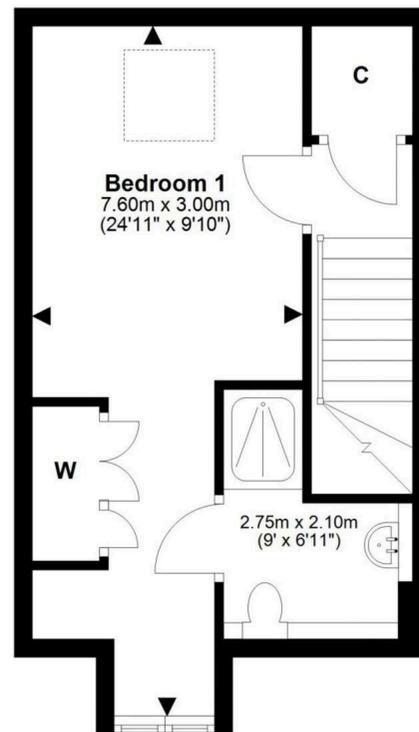




Ground Floor



First Floor



Second 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.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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