

22 Weir Crescent

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3JN



*Five-bedroom detached house offers excellent proportions
and sits on a generous plot with mature gardens*



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McEwan Fraser Legal is delighted to present this five-bedroom detached house to the market. The property offers excellent proportions and sits on a generous plot with mature gardens and an open rear aspect offering uninterrupted views. The property has been a well-loved family home for several decades and is presented in good order. Internally, the property requires a degree of updating giving the new owner the chance to create their ideal home from the ground up.

THE LIVING ROOM



Internal accommodation is focused on a dual aspect living room which is naturally bright and enjoys tremendous floor space. The sheer size of the room will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The breakfast kitchen can be accessed either from the living room or the welcoming entrance hallway. The kitchen has ample space for the installation of an extensive modern kitchen alongside a breakfast table. The ground floor also includes a WC and a large integral garage which can be accessed from the kitchen.





Moving upstairs, there are five bedrooms. Four of the bedrooms are well-proportioned doubles with integrated wardrobes. Bedroom five is a large single which currently has a large wardrobe creating a lovely dressing room. The accommodation is completed by the bathroom which is spacious and enjoys excellent levels of natural light. Further benefits include gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



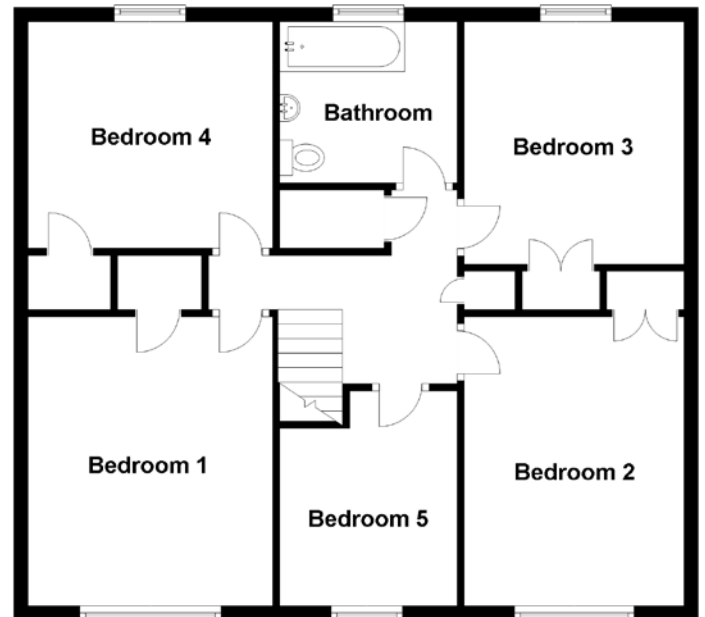
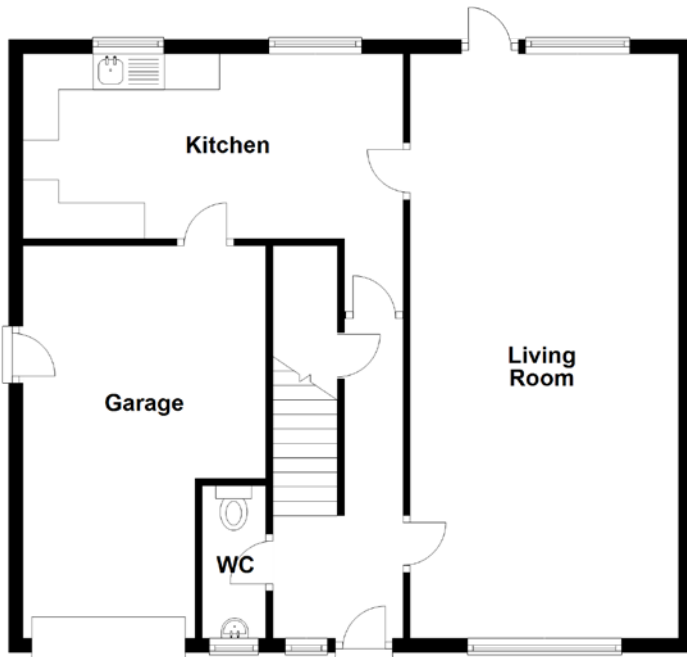
Externally, the property enjoys mature front and rear gardens which are largely laid to lawn. There is a single driveway leading to a large integral garage. The rear garden is particularly generous and has been a source of constant pleasure for many years. The garden has extensive mature bedding areas and a large lawn framed against a lovely open aspect.

Viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

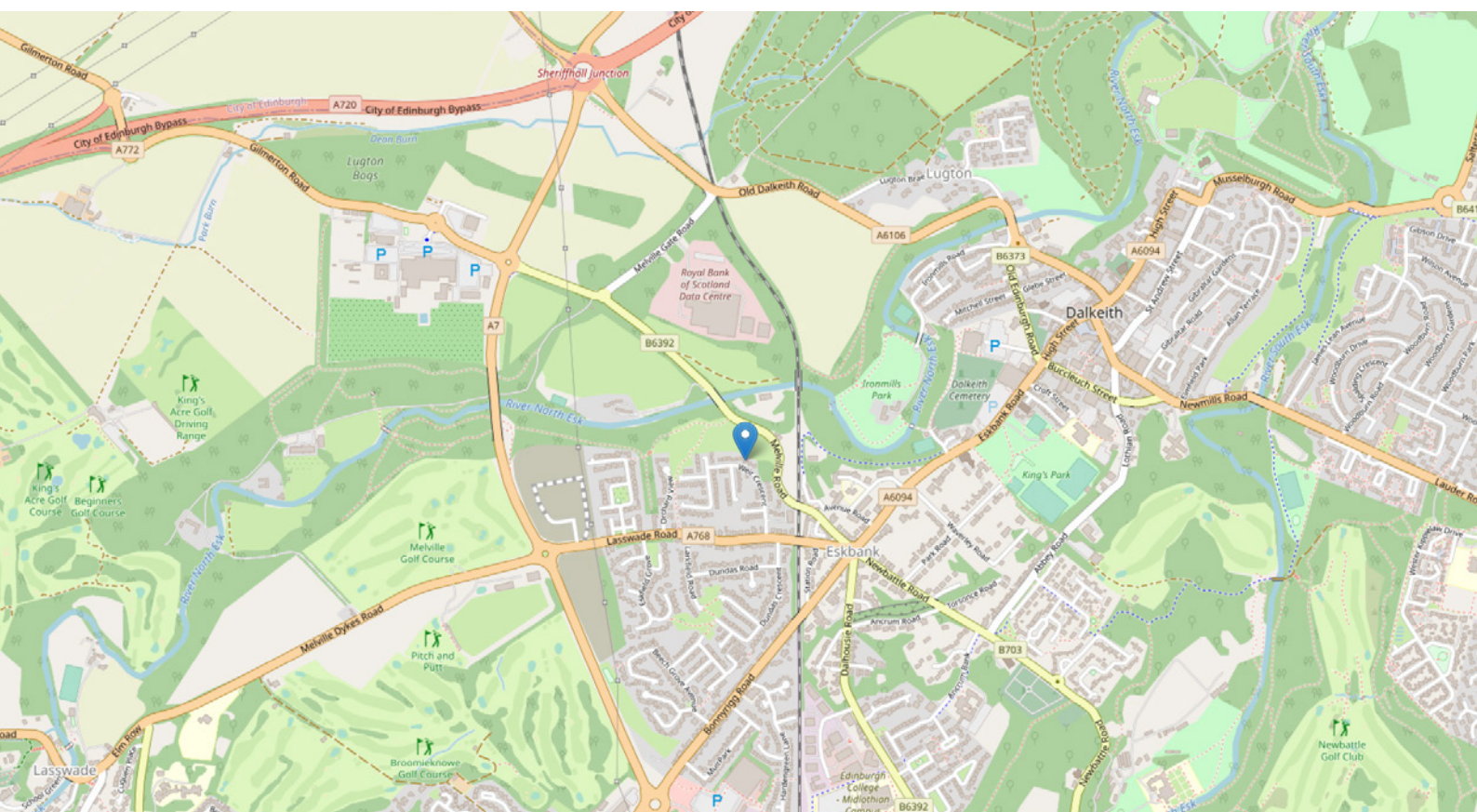


Approximate Dimensions
(Taken from the widest point)

Living Room	8.19m (26'10") x 3.77m (12'4")
Kitchen	5.34m (17'6") x 3.61m (11'10")
WC	2.14m (7') x 0.89m (2'11")
Bedroom 1	3.99m (13'1") x 3.44m (11'3")
Bedroom 2	4.05m (13'4") x 3.08m (10'1")

Bedroom 3	3.40m (11'2") x 3.18m (10'5")
Bedroom 4	3.44m (11'3") x 3.18m (10'5")
Bedroom 5	3.01m (9'11") x 2.49m (8'2")
Bathroom	2.49m (8'2") x 2.26m (7'5")
Garage	5.67m (18'7") x 3.41m (11'2")

Gross internal floor area (m²): 141m²
EPC Rating: D



THE LOCATION

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik to the West. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.





In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank Station is just a 10-minute drive from the property giving access to the Borders Railway Line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of East, West and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times.

As well as local amenities/shopping facilities including Tesco, Morrisons, Sainsbury's and a fitness centre, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.



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