

# 1 Eskview Grove

DALKEITH, MIDLOTHIAN, EH22 1JW



*Substantial detached villa offers extensive living accommodation over two floors which includes 5 bedrooms*



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McEwan Fraser is delighted to present this substantial detached villa to the market. The property offers extensive living accommodation over two floors, including 5 bedrooms, 3 bathrooms, 3 public rooms, a study, a kitchen and a utility room. Generally, the property is presented in good order but there is plenty of scope for a new owner to really make their mark on this fantastic property.

# THE LIVING ROOM



Ground floor accommodation is focused on a spacious living room with ample natural light and plenty of space for a variety of different furniture arrangements. The living room gives access to an attached dining room that can happily accommodate a large dining table. The space on offer that can be created by these two rooms will give a new owner plenty of flexibility to develop a stunning entertaining space.

# THE DINING ROOM



# THE KITCHEN



The dining room gives access to a well-proportioned kitchen with a full range of base and wall-mounted units. Hob, double oven and fridge/freezer are integrated and further storage and laundry facilities are available in an attached utility room. Moving along the central hallway, which includes integrated storage, you will find three well-proportioned double bedrooms and a wet room with WC, hand basin and shower.



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE WET ROOM







Accommodation on the first floor consists of an attractive, modern and spacious loft conversion. Climbing the stairs, the first-floor landing gives access to a study, a useful shower closet and a lovely sitting room. The sitting room gives access to two generous double bedrooms, one of which boasts an en-suite shower room, and a further modern bathroom with a jacuzzi bath. This is a wonderful space for older children or a multi-generational family.

## THE STUDY



# THE SITTING ROOM



# BEDROOM 4



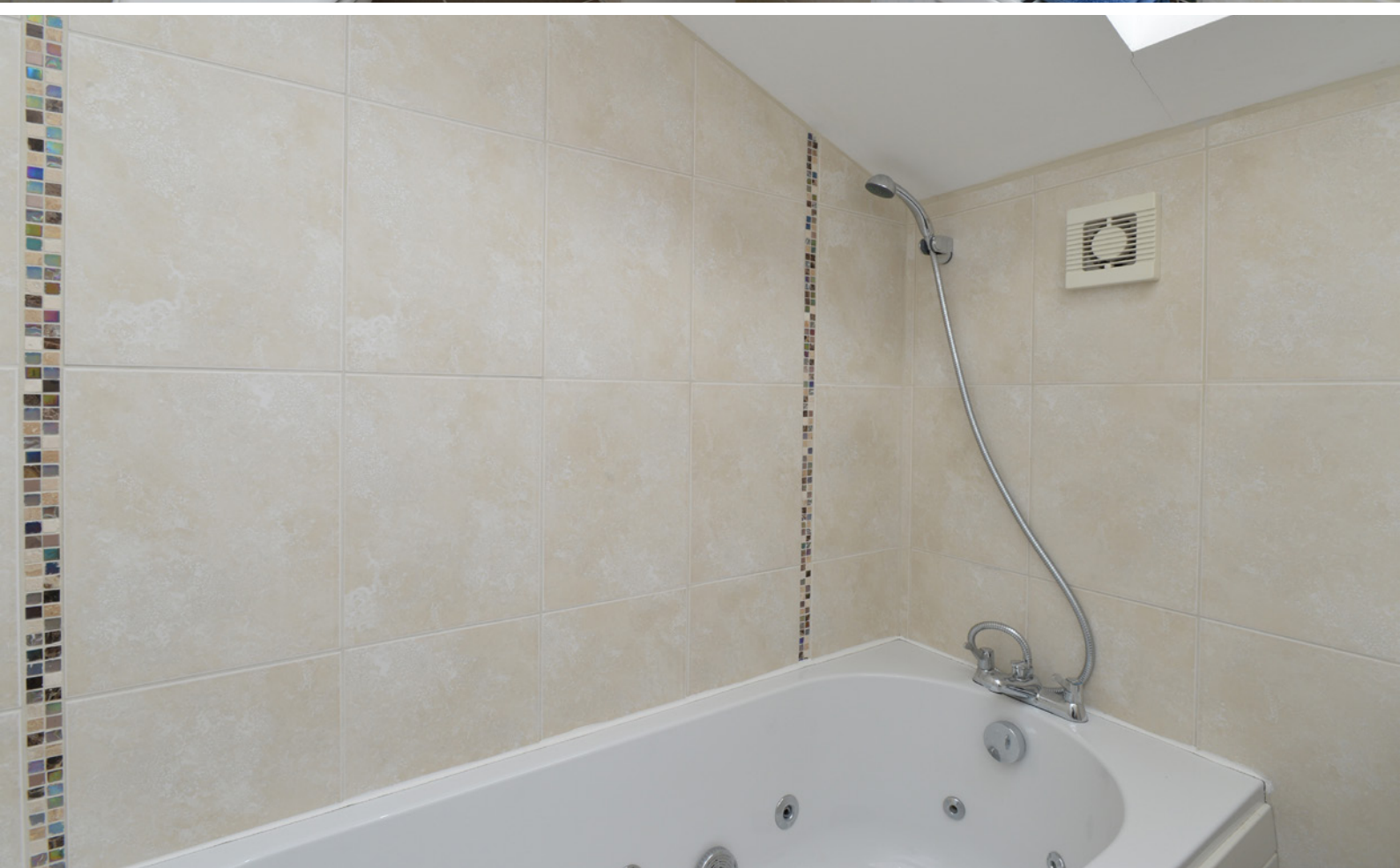
two generous double bedrooms, one of which boasts an en-suite shower room



# BEDROOM 5



# THE BATHROOM



Externally, there is a single garage, wrap-around front garden and low-maintenance rear garden.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.53m (14'10") x 3.22m (10'7")
Dining Room	3.62m (11'11") x 3.22m (10'7")
Kitchen	4.06m (13'4") x 2.59m (8'6")
Utility	2.59m (8'6") x 1.81m (5'11")
Wet Room	1.91m (6'3") x 1.80m (5'11")
Bedroom 1	4.46m (14'8") x 3.03m (9'11")
Bedroom 2	3.35m (11') x 2.83m (9'4")
Bedroom 3	3.03m (9'11") x 2.85m (9'4")

Sitting Room	6.75m (22'2") x 2.67m (8'9")
Study	2.89m (9'6") x 1.95m (6'5")
Bedroom 4	5.09m (16'8") x 4.55m (14'11")
En-suite	2.25m (7'5") x 1.95m (6'5")
Bedroom 5	4.84m (15'11") x 2.89m (9'6")
Bathroom	1.95m (6'5") x 1.86m (6'1")
Shower	1.46m (4'9") x 0.87m (2'10")
Garage	5.07m (16'8") x 2.78m (9'1")

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup>  
EPC Rating: D

**VIRTUAL TOUR**



# 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 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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