



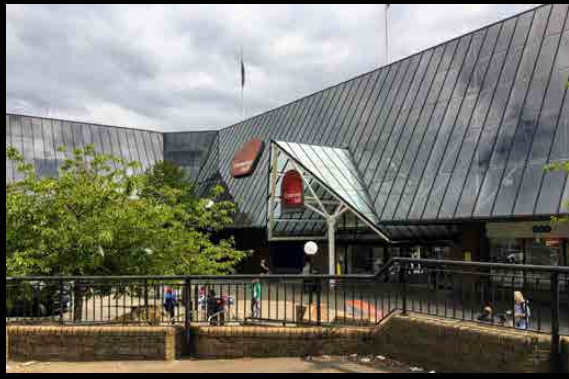
  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**36 Jewel Gardens**

ESKBANK, DALKEITH, EH22 3FQ



# The Location

ESKBANK, DALKEITH, EH22 3FQ

This property is situated in Eskbank, Dalkeith a highly sought after location in the county of Midlothian, some six miles from Edinburgh's city centre.

Dalkeith is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith itself and Bonnyrigg to Loanhead, Roslin and Penicuik to the west.

In recent years, the road network in the area has been improved. 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. Dalkeith may, therefore, be a convenient location for anyone requiring to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job.

There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes. There is also Eskbank rail station which is less than a 10-minute walk from the property and provides links direct to Edinburgh in 20 minutes.

Dalkeith offers a complete range of shopping and leisure activities, primary schools and a new high school complex.

Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto School in Musselburgh is within easy reach.



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An excellent opportunity has arisen to acquire this beautiful six-bedroom large detached house, making for an ideal family home while being well located within the popular Midlothian town of Eskbank, Dalkeith. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of; entrance hallway, large kids toy room, which could potentially be a seventh bedroom, a bright and spacious dining room and an open plan kitchen/diner with bay patio doors out into the garden.

The kitchen benefits from an integrated electric hob, double oven, microwave, fridge freezer, wine cooler and under-unit lighting a utility room provides access to the back garden. Completing the ground floor is a W/C with matching two-piece white suite.

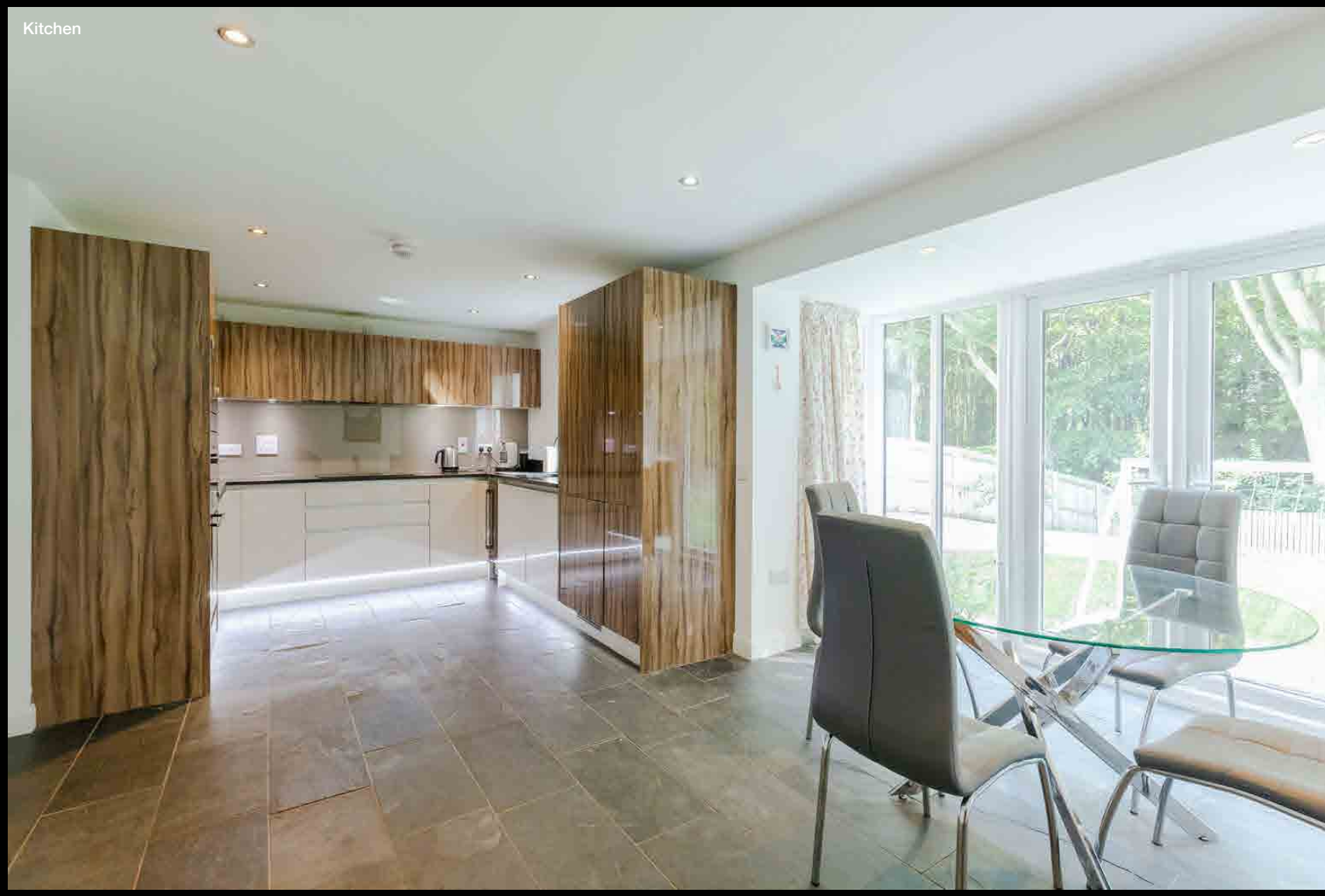


Lounge



Bedroom 7/Play Room

Kitchen



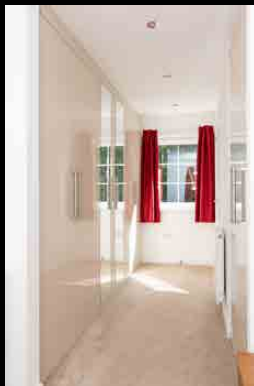
Dining Room



an ideal *family* home while being  
*well located* within the  
 popular *Midlothian*  
 town of *Eskbank*

“”

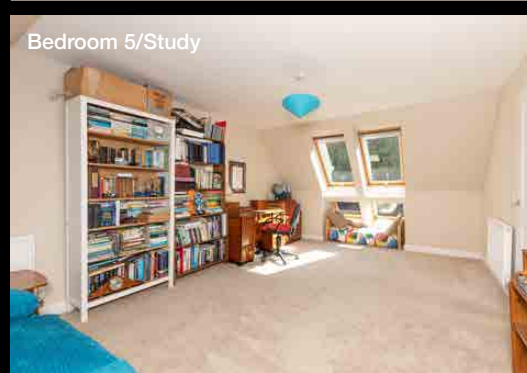
Bedroom 1 & En-suite



Bedroom 2



Bedroom 3



Bedroom 6/Lounge

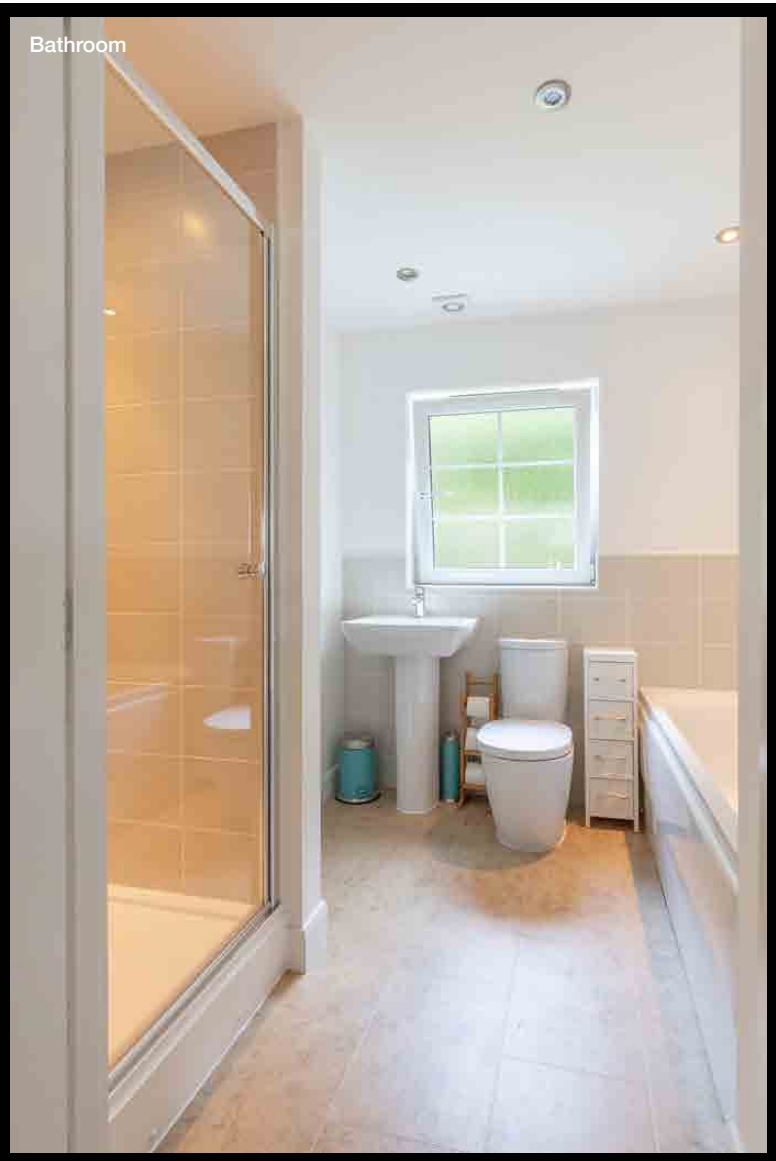


On the first floor, there are four spacious double bedrooms. Three of the bedrooms provide built-in double wardrobes and also have plenty of space for free standing furniture. Bedroom two has an en-suite with a power shower and matching two-piece suite. The master bedroom fits comfortably a king-size bed, a walk through wardrobe provides treble wardrobes for plenty of storage space and leads through to a large en-suite with separate bath and shower off the mains. A partially tiled bathroom with a separate shower and bath completes the accommodation on this level.

The second floor provides bedroom five and six and a shower room. Both these bedrooms are exceptionally spacious and are currently used as a lounge and a study room.

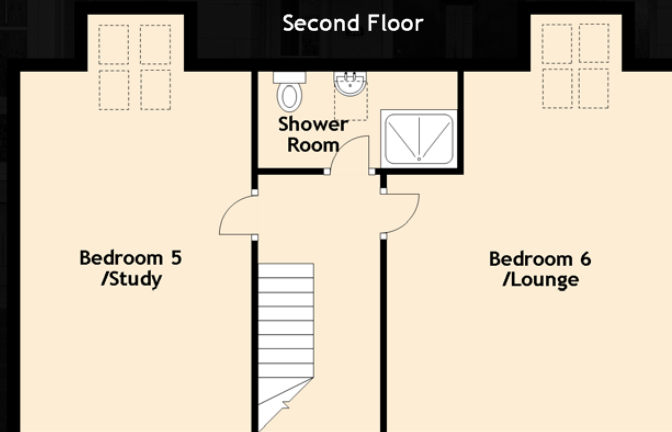
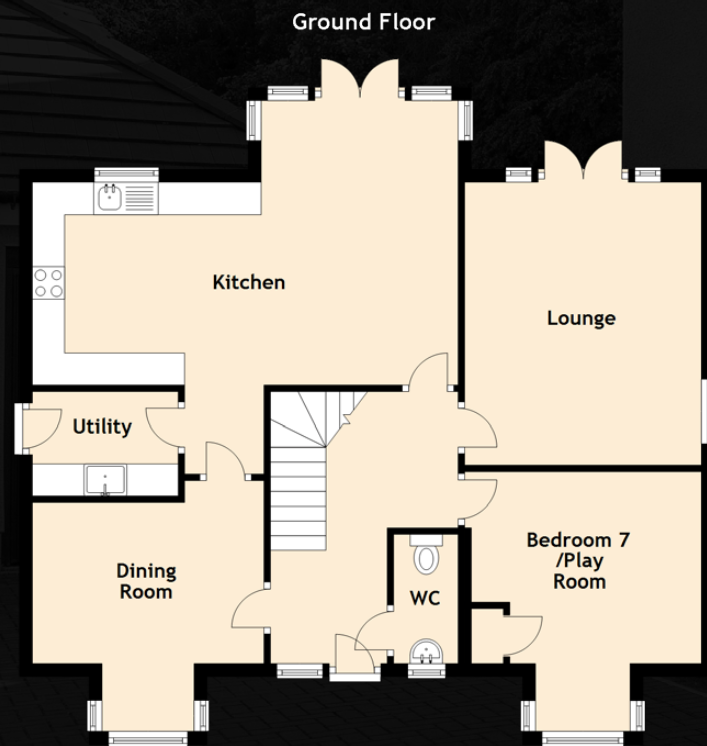
This property also benefits from; gas central heating, full double glazing, a private garden to the front of the property and an easy maintained exceptionally large and spacious grassed rear garden, a double garage with a large drive for numerous cars. Access to the forest for walks can be found at the bottom of the garden.

Bathroom



# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.38m (14'4") x 3.67m (12')
Kitchen	6.60m (21'8") x 4.40m (14'5")
Utility	2.26m (7'5") x 1.62m (5'4")
Dining Room	3.59m (11'9") x 3.55m (11'8")
Bedroom 7/Play Room	3.67m (12') x 2.97m (9'9")
WC	2.00m (6'7") x 1.00m (3'3")

First Floor	
Bedroom 1	7.45m (24'5") x 3.62m (11'10")
En-suite	2.49m (8'2") x 2.08m (6'10")
Bedroom 2	3.28m (10'9") x 3.20m (10'6")
En-suite 2	2.41m (7'11") x 1.20m (3'11")
Bedroom 3	3.52m (11'7") x 3.17m (10'5")
Bedroom 4	3.03m (9'11") x 1.92m (6'4")
Bathroom	2.98m (9'9") x 2.08m (6'10")

Second Floor	
Bedroom 5/Study	5.60m (18'4") x 3.64m (11'11")
Bedroom 6/Lounge	5.60m (18'4") x 4.63m (15'2")
Shower Room	3.09m (10'2") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 220m<sup>2</sup> | EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

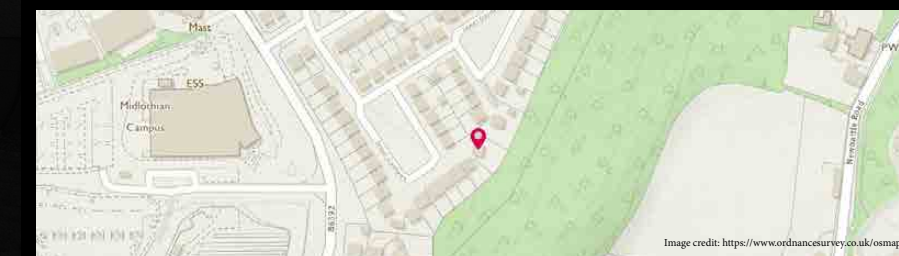
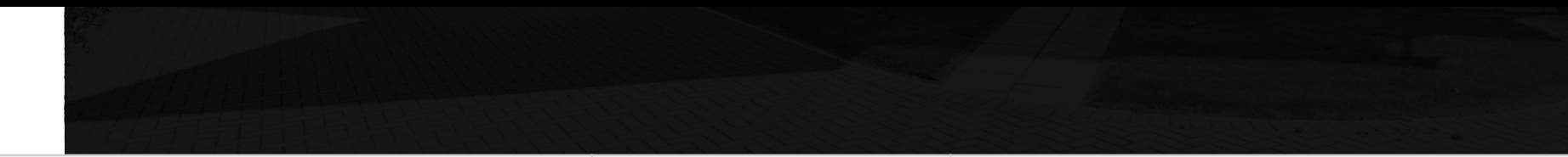
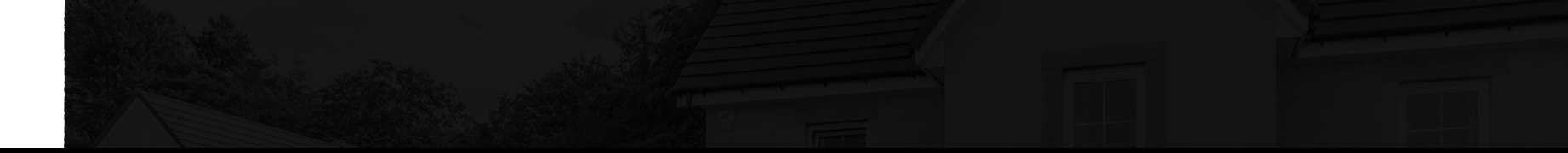


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Designer