

10 Dundas Road

DALKEITH, MIDLOTHIAN, EH22 3EN



Superb, three bedroom, detached house sits on a generous plot with mature front and rear gardens, driveway and garage



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this superb, three-bedroom, detached house to the market. The property sits on a generous plot with mature front and rear gardens, driveway and garage. Internally, the property is presented in excellent condition and offers generous proportions throughout. The property also benefits from gas central heating and double glazing.

THE LIVING ROOM



Accommodation is focused on a large living room with abundant natural light and a feature fireplace. The proportions on offer give plenty of flexibility for different furniture configurations. This will give the new owner scope to create their ideal entertaining space.

THE KITCHEN



The kitchen is accessed from the living room and boasts a good range of contemporary bases and wall mounted units that offer excellent prep and storage space. Gas hob, double oven, fridge freezer and cooker hood are integrated. Further space is provided for a free-standing washing machine and fridge freezer.





There are two bedrooms on the ground floor. Bedroom 1 overlooks the front garden and enjoys plenty of space for a full suite of bedroom furniture. Bedroom 2 overlooks the rear garden and enjoys similar proportions to bedroom 1. The third bedroom is upstairs in the converted loft. Bedroom 3 has combed ceilings with excellent head height, plenty of space for bedroom furniture and enjoys access to an en-suite shower room.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



Internal accommodation is completed by the master bathroom which enjoys full contemporary tiling and boasts a three-piece white suite with shower over bath.

Externally, the front garden is laid to lawn and fronted by an established hedge and low wall. Double gates lead to a single driveway and garage. The rear garden is very well proportioned and largely laid to lawn with mature bedding areas. There is a patio area immediately adjacent to the kitchen.

This is a lovely house and viewing is highly recommended to appreciate both the situation of the house and the quality of finish on offer within.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

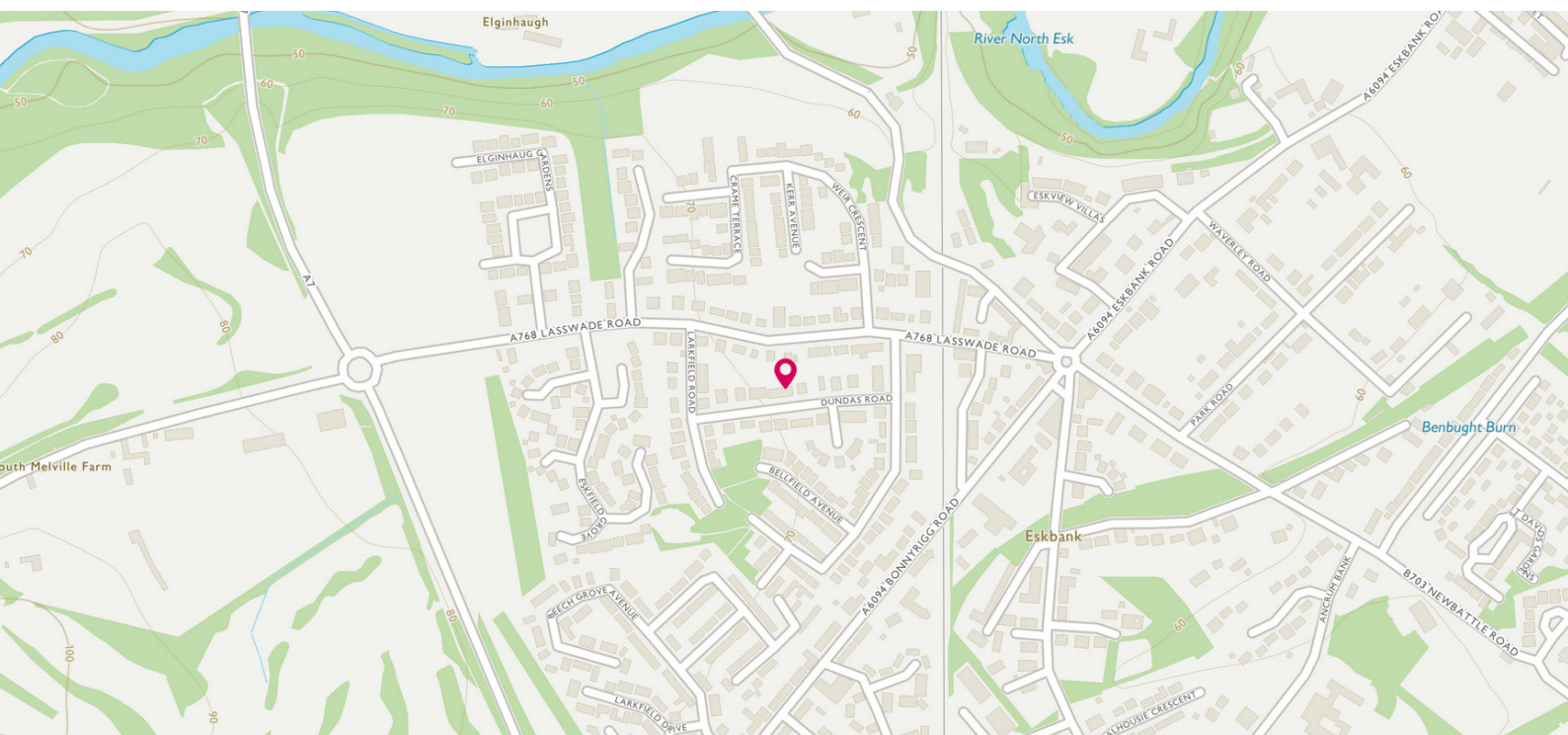


Approximate Dimensions
(Taken from the widest point)

Living Room	4.85m (15'11") x 4.83m (15'10")
Kitchen	4.60m (15'1") x 2.38m (7'10")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.63m (11'11")

Bedroom 3	4.95m (16'3") x 3.39m (11'2")
En-suite	3.39m (11'2") x 2.14m (7')
Bathroom	2.36m (7'9") x 2.10m (6'11")
Garage	5.09m (16'8") x 2.94m (9'8")

Gross internal floor area (m²): 107m²
EPC Rating: E



THE LOCATION

The property is situated in Eskbank, Dalkeith, 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 in 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 regular 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 after that, every major trunk route is within the most comfortable 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 required 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.