



FIXED PRICE: £310,000

Viewing

By appointment only. Contact agent on 0131 661 2345 or 07761 575 254.

MUST BE SEEN!

TRADITIONAL VICTORIAN LOWER VILLA

Beautifully presented Victorian lower villa in highly sought after residential location.

- Bright and sunny well prop living room
- Fantastic fitted dining kitchen with apps
- Three double bedrooms
- Family bathroom with shower
- WC/ Cloakroom
- GCH/ DG / BA
- Drive & garage
- Attractive front garden and fabulous rear walled garden.
- Energy Performance Rating - D

Rarely available, this spacious, charming and beautifully presented lower villa forms part of a handsome traditional stone built Victorian house, situated in the highly sought after location of Eskbank. Maintained and improved by the current owners to an impressive standard, the property provides versatile family accommodation offering a beautiful mix of traditional features and a contemporary décor. With a drive to the garage providing off street parking and a fabulous walled garden to the rear, this would make a fantastic home for a variety of buyers. The accommodation briefly comprises an entrance hallway with excellent storage, superb living room with a feature fireplace, a well proportioned fitted dining kitchen with appliances, three double bedrooms, a family bathroom and a WC. GCH/DG/BA. Drive / garage and a fabulous walled garden to the rear. This would make an excellent purchase for a variety of buyers of all ages. Due to the location of the property, we do expect a lot of interest, so would highly recommend viewing to appreciate the standard of accommodation on offer. Please see schedule for more photos.

In more detail, the accommodation comprises -

- Welcoming entrance vestibule, with two large built in cupboards providing excellent storage.
- Original glazed door gives access to the hallway, which benefits from a deep under stair cupboard. Further storage cupboard with display alcove above.
- Bright and sunny well proportioned living room with window to front. Beautiful working fireplace with traditional surround. Ornate plasterwork and traditional column radiator.
- Fantastic contemporary dining kitchen. Fitted with an excellent range of white gloss units incorporating an attractive mix of glazed display units. With ample natural light from the two windows and boasting generous space for a table, this room offers an excellent space for entertaining guests or simply family dining. The integral gas hob/electric oven, extractor hood, fridge, freezer, washer dryer and dishwasher are all included in the sale price. Door to rear garden.
- Double bedroom one overlooks the front garden. Built in cupboard fitted with shelves. The large wardrobe is included in the sale price.
- Double bedroom two is located at the rear of the property, with views over the rear garden.
- The third double bedroom is also located to the rear, and is accessed via the rear hall from the living room. Built in wardrobe.
- Stylish modern family bathroom. Fully tiled for ease of maintenance. Bath with electric shower over, wash hand basin and WC. Heated towel rail.
- WC, fully tiled. Window to rear. Heated towel rail.
- Gas central heating and double glazing throughout. Burglar alarm.
- Driveway & garage. Unrestricted on street parking.
- Attractive front and rear gardens. The front garden provides a grand entrance to the property, with a driveway leading to the garage, and a paved area bordered by mature shrubs and trees. The superb walled rear garden is fully enclosed so is child and pet safe, and offers great flexibility in use due to the very generous proportions. To the immediate rear there is a paved patio, leading to an area which has been laid to lawn with a border of attractive shrubs edged with railway sleepers. Beyond this, decking provides a great outside entertaining space, with a further area of lawn beyond this providing an ideal play area for children.
- All floorcoverings and light fittings are included in the sale price, as are all items in the kitchen as detailed above

Eskbank is situated approximately 7 miles south of Edinburgh City Centre. It is a well established and sought after location, situated between the towns of Dalkeith and Bonnyrigg, so enjoying the comprehensive shopping and amenities both have to offer. The property is well located for Jewel and Esk Valley College (now Edinburgh College), the well regarded Kings Park Primary school and the new Dalkeith Campus. Several of Edinburgh's prestigious private sector schools operate a private bus service direct from Eskbank and Loretto School at Musselburgh is within easy reach Other facilities close by include Iron Mills Park, King's Park, a number of playing fields and football grounds together with Broomieknowe, Newbattle Golf courses and Melville Golf Centre. Nearby recreational facilities include the Edinburgh Butterfly and Insect World, Dalkeith Country Park, Garden Centres and Roslin Glen Country Park. A large 24 hour Tesco is located just off Bonnyrigg road in Eskbank, covering most shopping needs. This property is particularly well placed for access onto the A7 and the City Bypass which gives ready access to other parts of Edinburgh and the motorway network across central Scotland, to the South and North. There are also regular public transport services to and from the City Centre serving many parts of Lothian and beyond. A notable point for commuters is the re-opening of the historic Borders railway line running from Tweedbank to Edinburgh Waverley, which includes a planned station at Eskbank with an estimated completion date of summer 2015.

Living Room 15'07" (4.74m) x 13'11" (4.24m) Kitchen 19'02" (5.84m) x 10'01" (3.07m) Bedroom One 13'09" (4.20m) x 13'01" (3.99m)
Bedroom Two 12'03" (3.74m) x 10'10" (3.31m) Bedroom Three 13'05" (4.10m) x 8'10" (2.70m) Bathroom 7'05" (2.27m) x 7'00" (2.13m)
WC / Cloakroom 7'00" (2.13m) x 3'00" (0.92m)

45 DALHOUSIE ROAD

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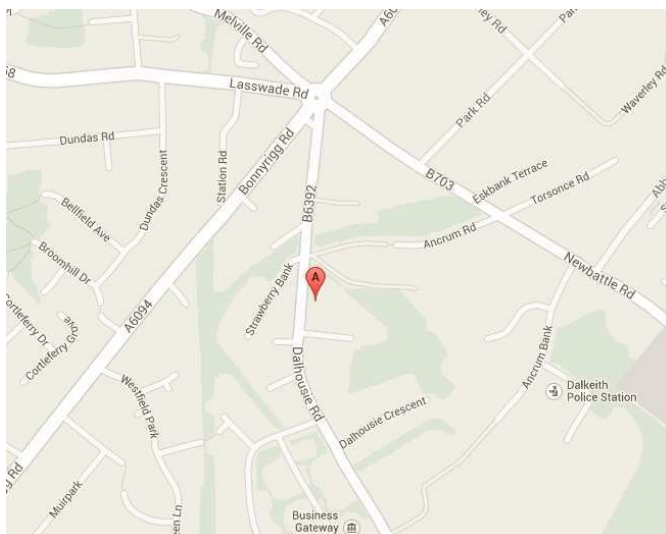


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All enquiries, notes of interest and offers to be directed to: **22 Abbey Lane, Edinburgh, EH8 8JH**

