

McDougall McQueen
solicitors & estate agents

43 Viscount Drive, Dalkeith, EH22 3FX

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Welcome

Welcome to 43 Viscount Drive, an exceptional five-bedroom detached family home, beautifully presented and offering spacious contemporary accommodation over two levels. Built by Dandara Homes circa 2022, this impressive property occupies a prime position within a highly desirable modern development in the sought-after Eskbank area of Midlothian. Finished to an excellent standard throughout, the property boasts a wealth of high-quality fixtures and fittings, creating stylish and versatile living spaces perfectly suited to modern family life and entertaining. Bright, generously proportioned rooms combine with a thoughtfully designed layout to provide both comfort and practicality. The location is particularly appealing, with excellent transport connections including Eskbank railway station, along with a superb selection of shops, schools, leisure facilities, and local amenities available within Eskbank, Dalkeith and Bonnyrigg. As such, the property will undoubtedly appeal to professional couples and growing families seeking a high-quality home in a convenient setting. Externally, there are private gardens to the front and rear, providing excellent outdoor space for relaxation and entertaining. A private driveway offers off-street parking and leads to a detached garage in a block of two.

- Welcoming entrance hallway
- Ground floor bedroom five/family room with front facing window and built-in storage
- Desirable open plan living, dining, and kitchen areas, ideal for entertaining
- Living area with front facing window, and dining area with French doors to the rear garden
- Modern fitted kitchen area with a range of base and wall units with lighting, breakfast bar, composite sink, induction hob, double oven, stainless steel splashback, extractor, and free-standing white goods
- Utility room with sink, base and wall units, integrated washing machine, and free-standing tumble dryer
- Ground floor WC
- Upper hallway with loft access, and airing cupboard
- Principle bedroom with front facing window and walk-in fitted wardrobes
- Lovely en-suite shower room with double shower base
- Bedroom two with front facing window
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Lovely family bathroom, matching wall and floor tiles, three-piece white suite with electric shower over the bath, shower screen, wc with wall flush, sink with vanity unit, and wall vanity with mirror and light
- Double glazing and gas central heating (dual zone with Nest controller)
- Engineered wooden floors throughout with the exception of utility room and bathroom.
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking
- Detached garage within a block of two, overhead storage, light, and power






PLANES









Eskbank

Eskbank is widely regarded as one of Midlothian's premier residential locations, combining a peaceful, leafy setting with exceptional convenience for modern family living. Renowned for its attractive surroundings and keen sense of community, the area offers an excellent range of local amenities, highly regarded schooling, and superb leisure facilities. Commuters are particularly well served by Eskbank Railway Station, which provides direct links to Edinburgh city centre, while the Edinburgh City Bypass and A7 ensure easy access throughout the Central Belt. The neighbouring towns of Dalkeith and Bonnyrigg offer an extensive choice of shopping, dining, and recreational opportunities, while the surrounding countryside provides an abundance of scenic walks and outdoor pursuits. This desirable location continues to attract families and professionals seeking a high-quality lifestyle within easy reach of the capital.



Agents Notes

The integrated kitchen appliances, free standing white goods (not tumble dryer), blinds and floor coverings are included. Other items may be available by separate negotiation.
The development is factored by RGM with an approximate quarterly fee of £50 which does not include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.









Get in touch

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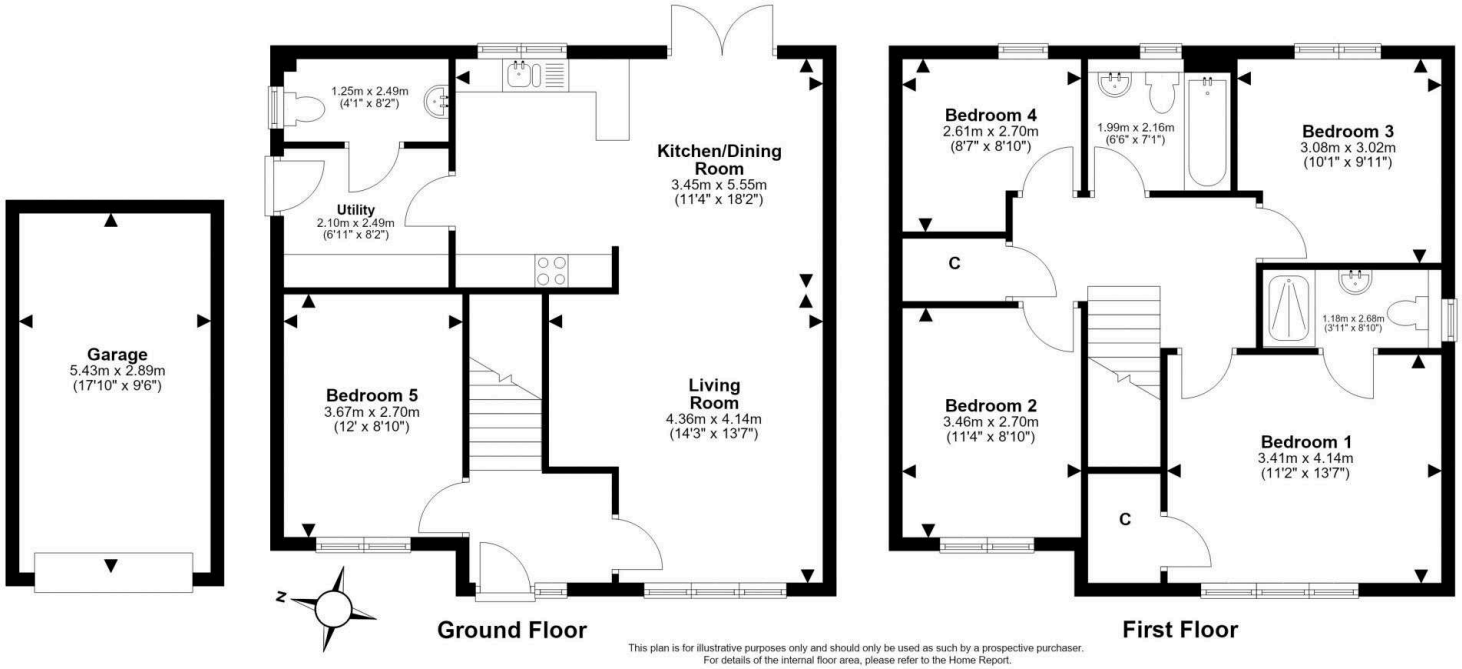
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espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.