NEILSONS

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Offers Over

£350,000

34 Dalhousie Road

Eskbank | Midlothian | EH22 3AP

A fantastic opportunity has arisen to purchase this impressive, cleverly extended semi-detached bungalow set on an extensive plot with delightful private gardens, large driveway and integral garage. Forming part of the highly regarded Eskbank district of Midlothian, the property is positioned close to Eskbank train station, providing swift and frequent access to Edinburgh's City Centre and the Borders.

- 2 Bedrooms
- 2 Public rooms
- 1 Luxury Bathroom
- Private Gardens
- Driveway & Garage
- EPC Rating – A
- Council Tax Band - D



Description





The well presented accommodation enjoys excellent natural light throughout and offers versatile space to suit individual needs and requirements. The garden grounds are generous and offer a delightful outdoor space, with the added benefit of off-street parking with EV charger and single garage with power and light. In move-in condition, this fine home shall undoubtedly appeal to the professionals, small families or downsizers alike and merits internal viewing to be fully appreciated. The light and spacious accommodation comprises; entrance hallway with excellent built-in storage, there is a spacious front-facing reception room with feature central fireplace incorporating the gas fire. The modern breakfasting kitchen is fitted with a range of wall and base units with complementary worktops incorporating the built-in Induction hob, electric oven and hood. Ample space for small table and chairs. A fantastic addition to this home is the large, versatile family/diningroom, which enjoys excellent natural light and lovely open views over the sunny, west-facing rear garden. A useful utility room is located off the familyroom, again with window to rear, fitted with a Belfast sink and with plumbing for washing machine. The garage is accessed from the utility room and is fitted with power and light. Two good sized double bedroom are located off the hallway, with the larger of the rooms benefiting from wall-to-wall built-in wardrobes. Completing the accommodation is a luxurious 12ft, 4-piece bathroom, extensively tiled with electric underfloor heating and windows to both the side and rear. A beautifully appointed room with walk-in shower complete with Rainfall shower, a Jacuzzi bath, WC and wall-hung wash-hand basin with built-in storage. In addition, the property benefits from an extensively floored attic with power & light, accessible via Ramsay ladders. Further benefits include gas central heating with combi boiler, double glazing, solar panels and storage batteries. This is a delightful home and merits internal viewing to be fully appreciated!

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood, dishwasher and EV Charger. The American fridge freezer, 3 piece suite and dining table and chairs can be included in the sale by separate negotiation if desired.



Externally

Located to the front of the property is an extensive monoblock driveway providing off-street parking for 2-3 cars. The EV charger is located to the front and in addition there is a single integral garage with power and light. Gated access to the side leads to the delightful rear garden, a beautiful outdoor space enjoying a high degree of privacy with leafy aspect beyond. The garden itself has a large decked patio, an expanse of lawn, decorative borders and paved pathway leading to the garden shed. The garden benefits from an external power supply, light point and water tap.



Viewing

By appointment through Neilsons on 0131 625 2222.





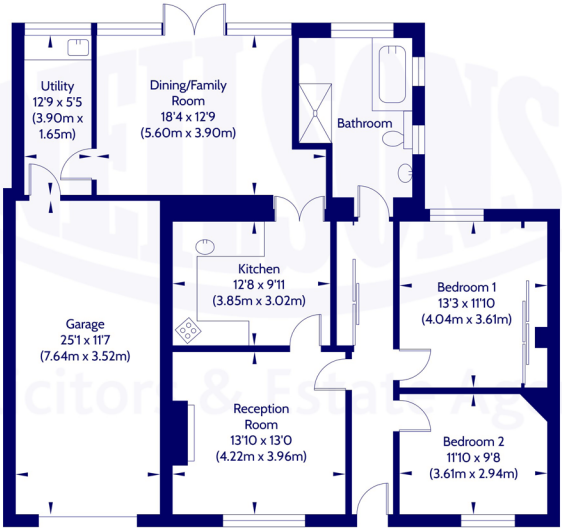
Location



The property is situated within the sought after Eskbank district of Midlothian, conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the commuter. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a children's playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities are on hand, including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range of shops and services. Schooling from nursery to secondary level is well catered for in the area together with the nearby Edinburgh College (Midlothian Campus).

Approx. Gross Internal Floor Area 106 Sq M / 1137 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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