

2 Westfield Court

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3NT



This two-bedroom upper villa that forms part of a small enclosed courtyard setting of only 14 properties built by Walker Homes in the 1980s



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McEwan Fraser is delighted to present this two-bedroom upper villa that forms part of a small enclosed courtyard setting of only 14 properties built by Walker Homes in the 1980s. It is a peaceful setting and only a short walk to the bus stop, train station and the large Tesco supermarket at Hardengreen.

THE LIVING ROOM



The property has a well-designed layout with a private ground-floor entrance from which carpeted stairs rise to the bright upper hall. The very sunny public room is positioned to the front and opens into a separate fitted kitchen.

THE KITCHEN





Both bedrooms are doubles, which incorporate fitted wardrobes for added convenience. The bathroom is fully tiled and features white sanitaryware, an overhead shower and a screen. A well-insulated loft providing additional storage space is accessible via a Ramsay-style fold-away ladder. Gas central heating and double glazing are both fitted.

THE BATHROOM



BEDROOM 1



BEDROOM 2

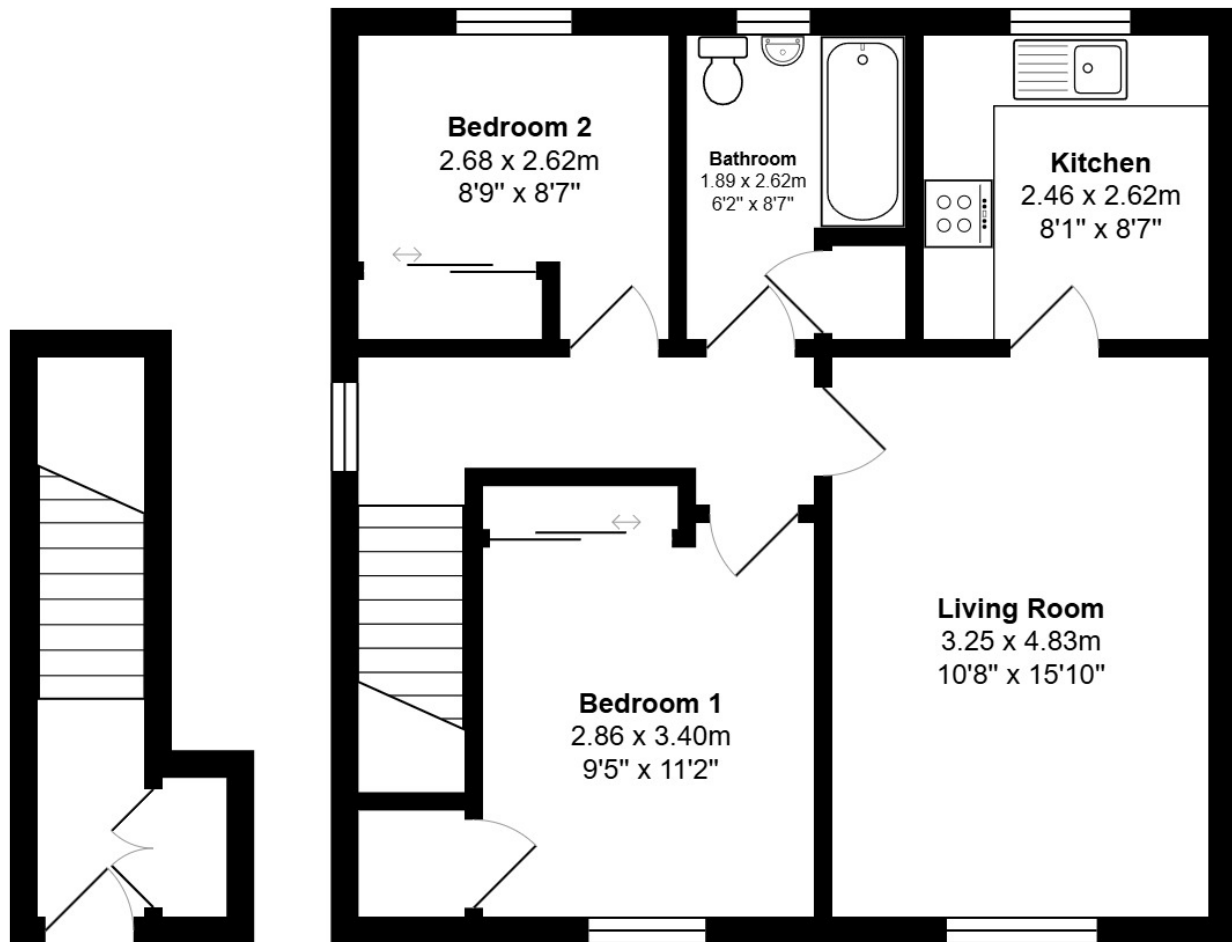


An allocated paved parking bay is positioned to the front, and there is a small, easily-maintained garden.

EXTERNALS

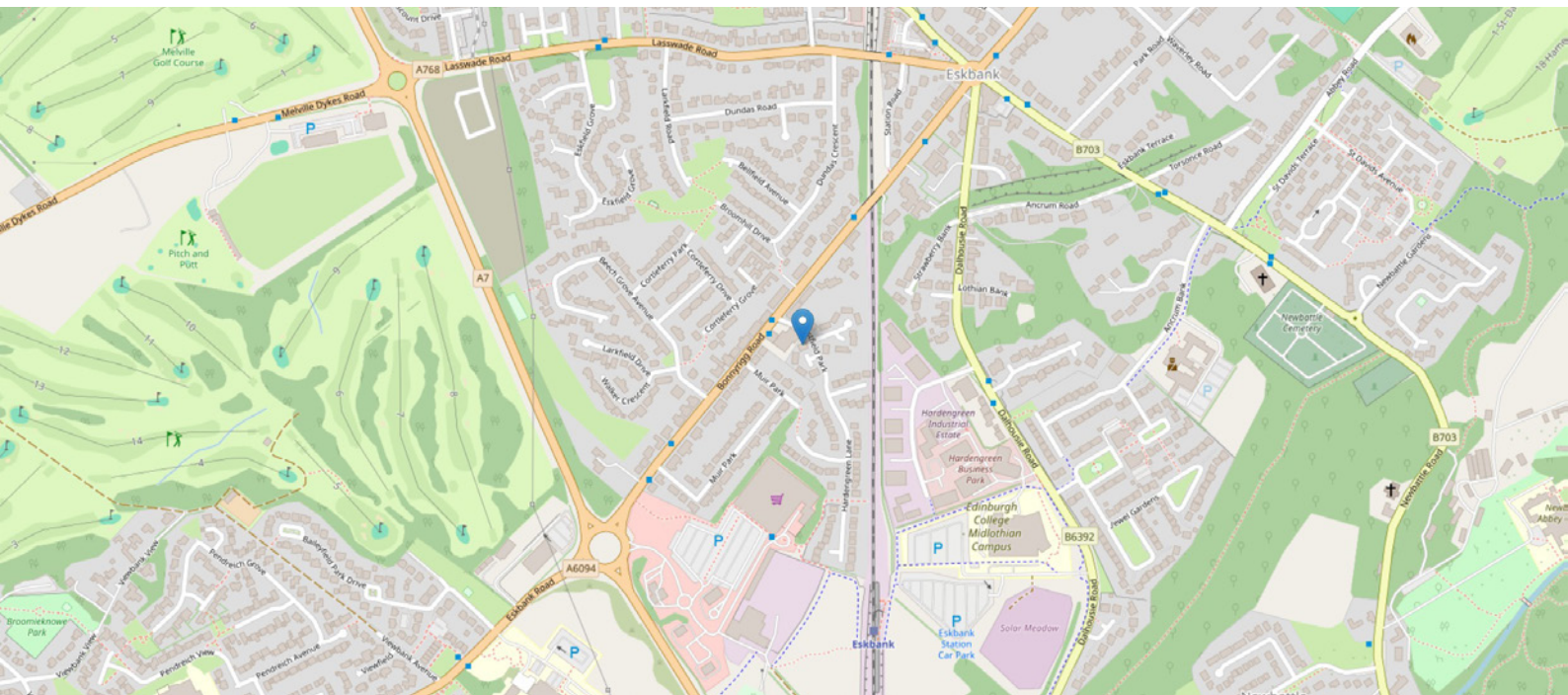


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

Dalkeith is 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 to 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 normal daily requirements are catered for in this location, and there is also a good choice of banking, building society and Post Office services. In particular, there is a large Morrisons, a Tesco superstore about 5 minutes away by car, a new David Lloyd Club is 10 minutes away by car, and both Fort Kinnaird and Straiton Retail Park shopping centres are about 15 minutes away by car.





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 thereafter, every major trunk route is within the easiest 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 requiring 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.

As well as local amenities/shopping facilities, families can enjoy many leisurely activities, with Dalkeith Country Park, Kings Park, a soft play and trampoline centre all within close proximity.

Kings Park Primary School and Dalkeith High School are easily accessible, and there is a range of independent schools which are readily accessible from Dalkeith.



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