

10 Jewel Gardens

DALKEITH, MIDLOTHIAN, EH22 3FQ



*SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
IN MIDLOTHIAN'S POPULAR TOWN OF ESKBANK*



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McEwan Fraser Legal is delighted to present this four bedroom detached family home in this sought after development within the popular Midlothian town of Eskbank.

Inside, the property comprises of a spacious living area which is overlooking the front of the property and communal garden grounds which are very well maintained and provide a unique aspect to the front within this "new build" estate. The living room offers various possibilities for furniture arrangements.





The fully equipped kitchen dining room which is generously proportioned, overlooks the private rear garden and is in excellent condition with hob, oven, dishwasher and utility room.









The home boasts four bedrooms which range in size and offer two en-suite bedrooms as well as two smaller double bedrooms, the key benefit being that all of the bedrooms are double in size.







Bedroom 2







Bedroom 3





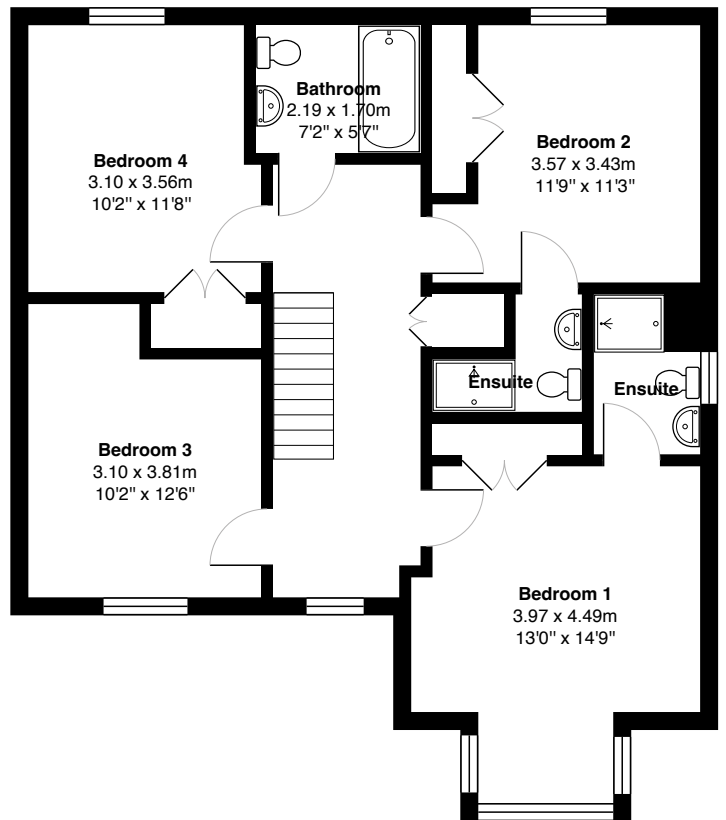
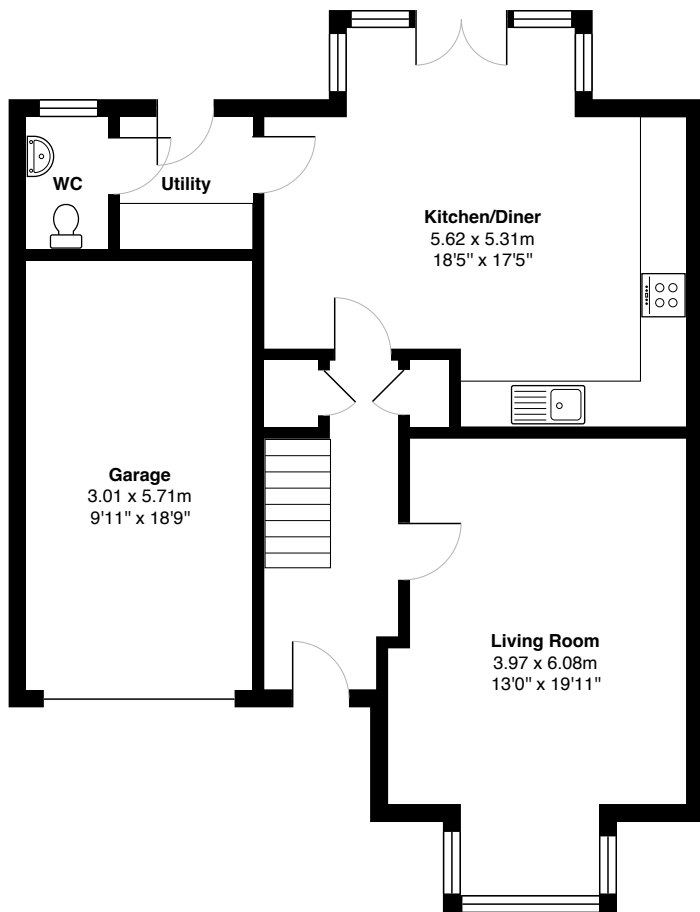
Bedroom 4





There is one main family bathroom on the first floor as well as two en suite bathrooms, one being in the master bedroom and the other off bedroom two. As well as this there is also a WC accessed from the utility room just off the kitchen.





Gross internal floor area (m²): 133m²

EPC Rating: B

Floor Plan



In addition to this, the property includes off-street parking in a double driveway, single garage, private front and rear garden, gas central heating and modern double glazing making for the perfect family home, year-round.





This property is situated in Eskbank, Dalkeith a highly sought after location in the county of Midlothian, some six miles from Edinburgh's city centre. Dalkeith is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith itself and Bonnyrigg to Loanhead, Roslin and Penicuik to the West.

Eskbank Train Station is within a 5 minute walk from the property, with regular trains into Edinburgh. 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. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.

Dalkeith offers a complete range of shopping and leisure activities, primary schools and a new high school complex. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto School in Musselburgh is within easy reach.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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