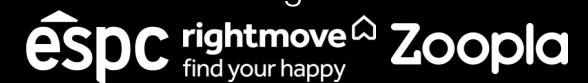




## 79 Viscount Drive, Eskbank, Dalkeith, Midlothian, EH22 3FX

Beautifully Presented and Spacious, Three-Bedroom Townhouse, with Gardens and Parking

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)





# Property Description

Beautifully presented and spacious, three-bedroom, townhouse, with gardens and two allocated parking spaces. Set south-facing, located in a modern Dandara Homes development in the desirable Eskbank area, Dalkeith, Midlothian.

Comprises ground and first-floor halls, an open-plan living/dining room and kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

A former show home, highlights include a high-quality fitted kitchen, elegantly designed bathroom and en-suite, Karndean flooring and contemporary lighting. In addition, there is thermally, acoustically efficient double glazing, photovoltaic panels for low carbon electricity, gas central heating and an alarm system.

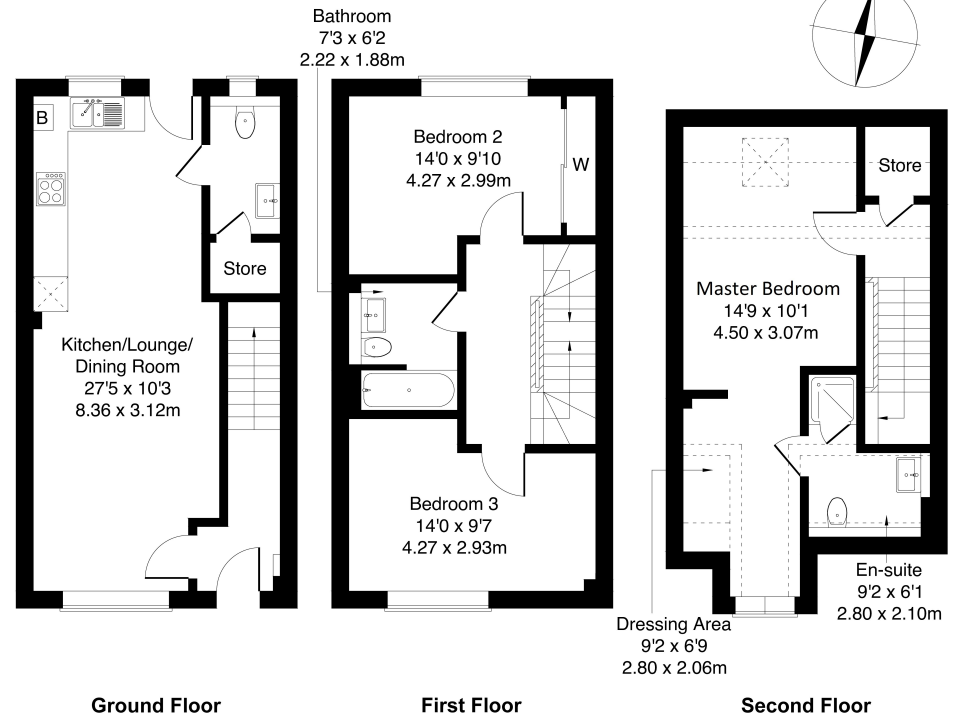
There are low-maintenance, professionally landscaped gardens to both aspects, including established shrubbery and a store shed, with residential parking to the rear. This desirable, modern, residential development is ideally placed for transport links and provides maintained communal grounds and additional visitor parking spaces.

A welcoming reception hall gives access to the living room and carpeted stairway, and offers cloak space for outerwear. The open-plan ground floor features dual-aspect natural light, high-quality flooring, coving, a central light fitting for the lounge and spotlighting for the kitchen area. The kitchen is set to the rear of the room, where there is a door to the garden and the WC which, in turn, gives access to an under-stair storage cupboard. The stylish fitted kitchen includes high-quality stone worktops, unit downlighting, an integrated fridge/freezer, an oven and a gas hob. On the first floor, two well-proportioned and carpeted bedrooms are set to opposite aspects, with bedroom two including a built-in wardrobe. Set internally is a family bathroom, featuring a mains shower over the bath and high-quality sanitary ware and tiling. A second-floor landing gives access to the master bedroom and to a built-in store cupboard. The master bedroom features dual-aspect, natural light, a generous dressing area, a wall-mount TV point and an en-suite shower room, with a two-piece suite and an integrated cubicle.

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**79 Viscount Drive, Eskbank, EH22 3FX**

Approximate Gross Internal Area: (1130 sq ft - 105 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.









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