



7 Saint Davids Gardens, Dalkeith, Midlothian, EH22 3FE

Spacious, Three-Bedroom, Modern Townhouse, with Gardens & Garage

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Property Description

Light, well-presented and spacious three-bedroom modern townhouse with gardens, a garage, and a private parking space set adjacent. Located in a leafy and desirable development in the Eskbank residential area, Dalkeith, Midlothian.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen with integrated appliances, high-quality flooring and good storage provision. In addition, there are multiple TV and phone points, gas central heating (new boiler installed 2024) and double glazing.

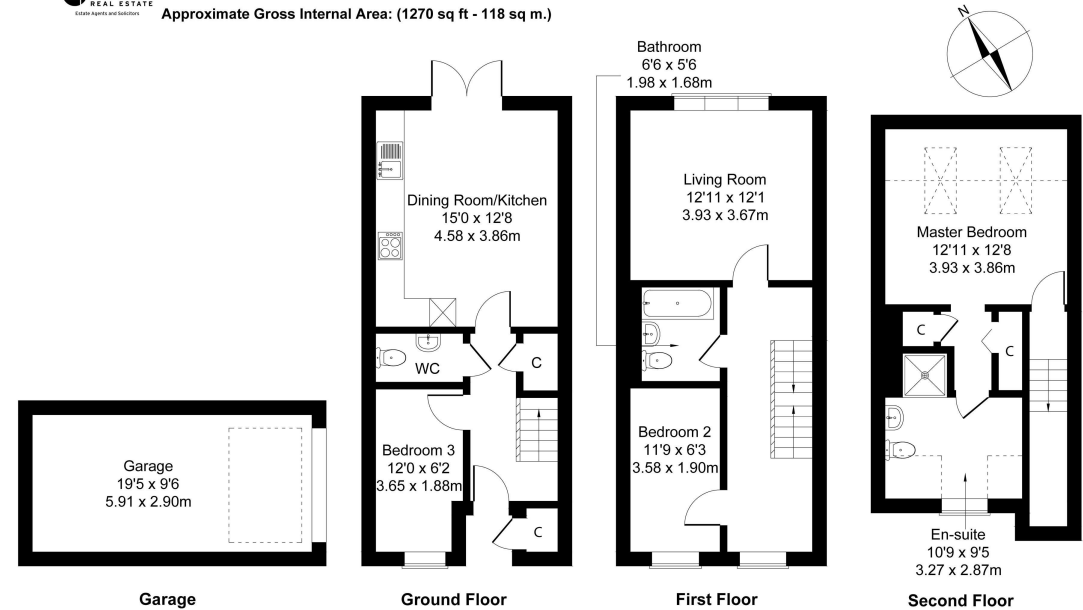
Externally, the property benefits from a generous, enclosed rear garden, including a lawn and patios, with the garage set adjacent, whilst to the front is a lawn and shrubbery. The development also offers additional, unrestricted, on-street parking and visitor spaces, as well as leafy, well-maintained communal grounds.

A welcoming hall affords access throughout the ground floor, including a convenient WC and storage cupboard. A rear-facing dining kitchen features modern fitted units, stone effect worktops, a sink with a drainer, and integrated appliances, including a gas hob, oven, washing machine (new 2024), dishwasher and fridge/freezer. Additionally, it offers ample space for dining and French doors leading to the private garden. Completing the ground floor, a flexible front-facing bedroom offers a potential home office/study.

On the first floor, a bright living room overlooks the rear garden and features carpeted flooring and a central light fitting. A second double bedroom and an internal family bathroom with a three-piece suite complete this level. The top floor is dedicated to a spacious master bedroom, which includes built-in storage, carpeted flooring and a generous en-suite shower room.

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Approximate Gross Internal Area: (1270 sq ft - 118 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, located in Midlothian just eight miles from Edinburgh's city centre, offer a wealth of local amenities, including Morrison's and Lidl supermarkets. The area is well-connected, with the city bypass only a few minutes away, providing easy access to central Edinburgh, surrounding areas, and major retail hubs. As well as this, there is reliable public transport, including Eskbank train station within walking distance,

connections via the borders railway line. Straiton Retail Park is nearby, featuring a Sainsbury's supermarket, Boots, an M&S food store, and a range of popular high-street brands, including one of Scotland's two IKEA stores. With excellent schooling options from primary to secondary level and a reliable public transport service linking the area to Edinburgh and beyond, Eskbank and Dalkeith offer both convenience and quality of life.





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