



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

Light, Spacious and Well-Presented, Three-Bedroom, Modern Townhouse

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# Property Description

Light, well-presented and spacious, three-bedroom, modern townhouse, with gardens and a garage. 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 and double glazing.

There is 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 bright entrance hall, with storage and a WC, is finished with light, neutral decor and modern, wood-effect flooring, and leads towards a dining kitchen, set to the rear of the property and with access to the garden, via French doors. This spacious, light-filled area is fitted with contemporary kitchen units and stylish splashback tiling, with integrated appliances including an oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine. A versatile, front-facing bedroom is currently arranged as additional living space.

On the first floor, a living room enjoys tasteful presentation and a feature fireplace, and offers views across the rear garden. The second of the home's three bedrooms is found on this floor, whilst a good-sized family bathroom is fitted with a three-piece, with a shower attachment, tiled splash walls and flooring.

The master bedroom suite impressively spans the entire second floor, and includes a generously proportioned sleeping area, built-in wardrobe and cupboard storage, and a large, modern, 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 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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