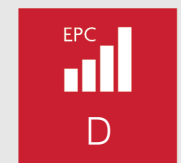
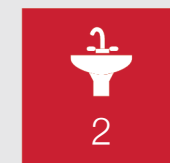
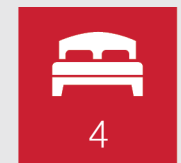
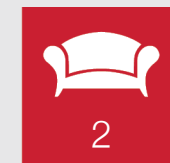




Thorntons
The right way to move

13 Newbattle
Road, Eskbank,

Dalkeith, EH22 3DA





Summary

Set in sought-after Eskbank, this four-bedroom, main door, double upper Victorian villa boasts tastefully updated interiors and delightful period features. The light-filled accommodation consists of: a generous living room with an open fireplace; a magnificent breakfasting kitchen with an open plan layout to the dining room; four double bedrooms with the principal benefiting from a light-filled dressing room; completing this family home is a four piece bathroom on the first floor plus modern shower room on the second. This period home offers its new owners a landscaped private garden and off-road parking. Extras: All integrated kitchen appliances, chandelier and pendants plus bathroom chandelier and double wardrobe included. American fridge/freezer and other light fittings available by separate negotiation.

Features

- Impressive double upper Victorian villa
- Set in the leafy Eskbank
- Bay windowed living room with focal fireplace
- Stylish open-plan kitchen and dining room
- Principal bedroom with dressing room
- Three further double bedrooms
- Stylish four-piece family bathroom
- Modern shower room
- Convenient utility room/guest WC
- Private driveway for off-street parking
- Flourishing rear garden
- Gas Central Heating
- EPC-D



The first floor houses the reception rooms, as well as the principal bedroom with its own dressing room





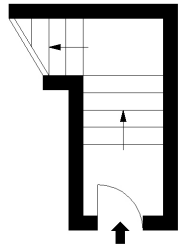


Enjoying leafy views, the three remaining double bedrooms, plus a shower room, are all found on the second floor

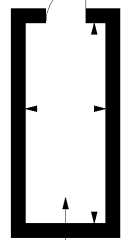


Floorplan

Ground Floor
Approx. 5.8 sq. metres (62.4 sq. feet)



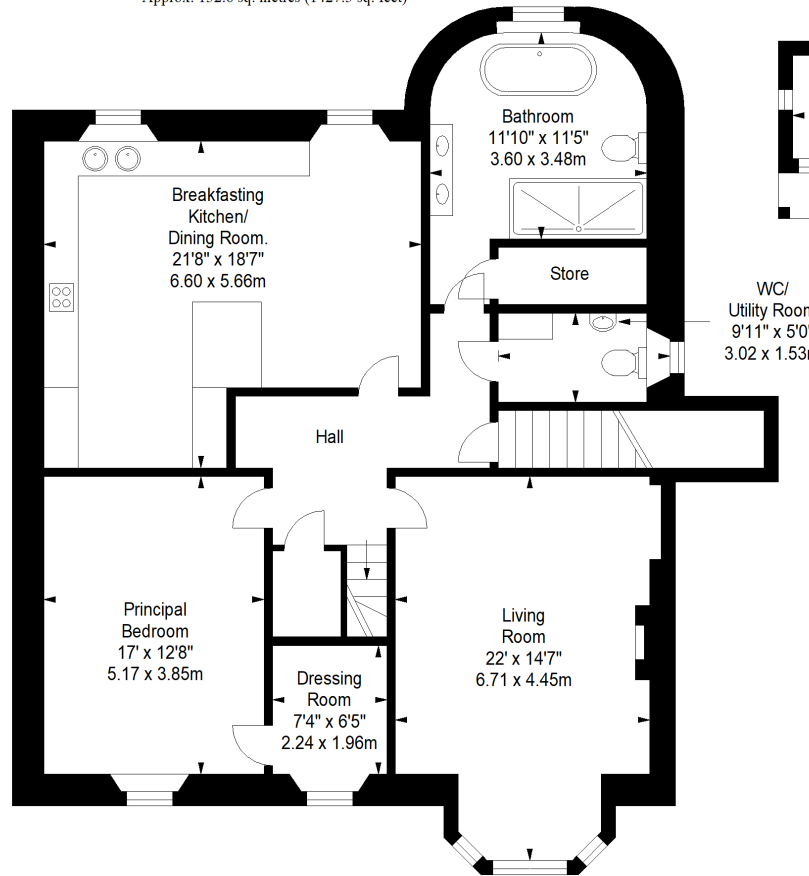
Basement
Approx. 4.9 sq. metres (52.7 sq. feet)



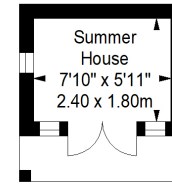
Store
11'5" x 4'7"
3.49 x 1.39m



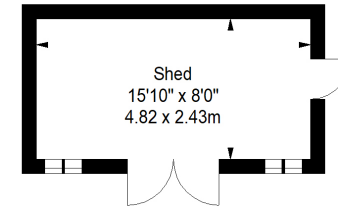
First Floor
Approx. 132.6 sq. metres (1427.3 sq. feet)



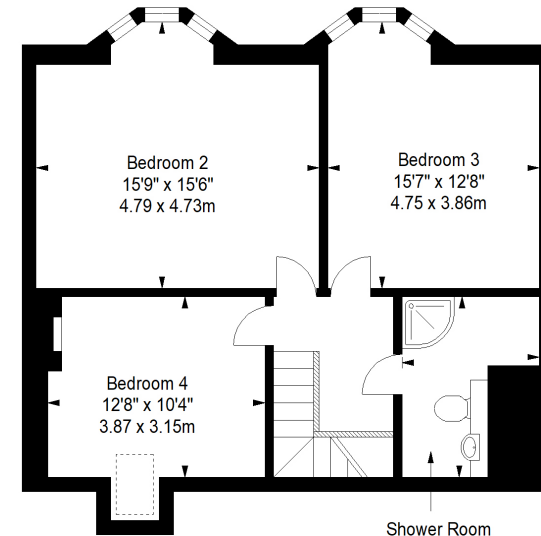
Summer House
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
Approx. 11.8 sq. metres (127.0 sq. feet)



Second Floor
Approx. 63.8 sq. metres (686.8 sq. feet)



Total area: approx. 223.2 sq. metres (2402.5 sq. feet)



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