NEILSONS

Solicitors & Estate Agents

Fixed Price

£600,000

8 Viscount Drive

Eskbank | Midlothian | EH22 3FX

A substantial detached family home finished to an exceptional standard, quietly positioned within a prestigious residential development in the heart of Eskbank. Beautifully presented throughout, the property offers spacious, high specification accommodation, together with a private south facing rear garden and a detached garden room currently set up as a gym and bar. Enjoying a sought after setting close to highly regarded schooling, excellent transport links and the amenities of Eskbank and nearby Dalkeith, this five bedroom home offers an outstanding balance of style, space and convenience.

- 2 public rooms
- 5 bedrooms
- 3 bathrooms plus WC
- Fully enclosed rear garden
- Garage and driveway
- EPC rating – B
- Council tax band - G

Description

A welcoming entrance hall gives access to the principal accommodation and features useful built in storage. To the front of the property lies an elegant reception room, with glazed doors opening through to the impressive dining kitchen, creating an excellent flow for everyday family life and hosting. It is fitted with a range of sleek white wall and base units with co-ordinated worktops, and doors which open directly onto the rear garden. There is a utility room with access to the side of the property and garage, and a handy ground floor WC.

A carpeted staircase leads to the upper landing, where there are two useful storage cupboards and access to five well proportioned double bedrooms. Bedrooms one and two both enjoy the luxury of walk in wardrobes and contemporary en-suite shower rooms, while two of the further bedrooms feature built in storage. Completing the accommodation on this level is the family bathroom, fitted with a crisp white suite, heated towel rail and shower over the bath. The property further benefits from a floored attic with Ramsay ladder access, gas central heating, double glazing and solar panels.

Extras

Included in the sale will be the gas hob and electric oven, washing machine, integrated fridge/freezer and dishwasher, and the bar, sofa and fridge in the outbuilding.

Gardens and Parking

Externally, the property enjoys a large south facing rear garden which is fully enclosed and thoughtfully designed for ease of maintenance, with areas of astro turf and patio providing ideal space for outdoor dining and entertaining. A superb detached outbuilding further enhances the garden and is currently arranged as a bar and gym, complete with a WC. To the front, a generous driveway provides ample off street parking and leads to the garage, which is fitted with an up and over door together with power and light.

Viewing

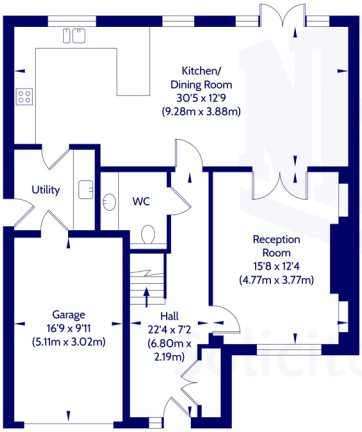
By appointment through Neilsons (0131 625 2222).

Location

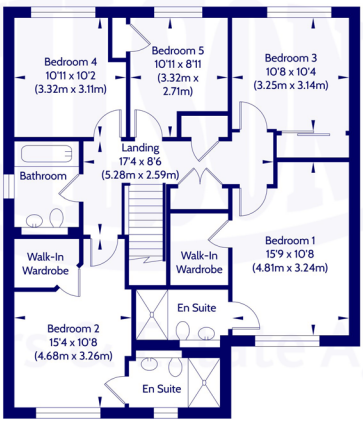
The property is situated within an established modern development in the ever-popular Eskbank, conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the commuter. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a children's playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities and on hand including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling from nursery to secondary level is well catered for in the area.

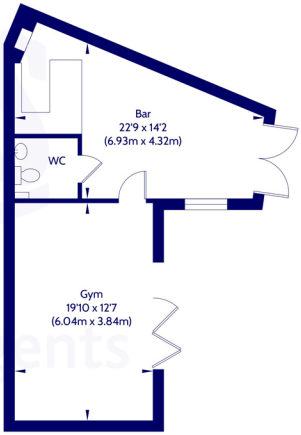
Approx. Gross Internal Floor Area Excl. Outbuilding 171 Sq M / 1848 Sq Ft.

Ground Floor



1st Floor





Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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