Description
The property comprises an attractive detached 5 bedroom modern villa with a mature private garden, paved driveway and double garage. The property forms part of an exclusive modern development, quietly located within the popular town of Eskbank. This spacious family home offers well proportioned, bright and airy family accommodation on two levels and comprises; reception hallway with under stair storage and a separate WC, a bright and spacious sitting room with floor length windows, wood burning stove and double doors leading to a large conservatory providing access to rear garden, an open plan kitchen/dining with slate floor, integrated Neff appliances, a separate utility room with access to the double garage and to the garden grounds. There is a study with built in adjustable book shelves and finally a family snug/ tv room leading into the conservatory completing the ground floor accommodation.

The upstairs comprises; Landing area with Ramsay ladder giving access to floored attic storage, master bedroom with a walk in dressing room and ensuite bathroom with a separate shower cubicle, guest bedroom with fitted wardrobes and an en-suite shower room, bedroom 3 with fitted wardrobe, two further double bedrooms and family bathroom. Further benefits include gas central heating, carpeted and hard wood floors, double glazing, alarm system and excellent storage throughout.

Location
The much sought-after residential area of Eskbank lies 8 miles from the city centre. The surrounding area offers outstanding natural beauty, including a breath-taking valley; all within an easy commute to Edinburgh.

22 Newbattle Gardens backs onto the grounds of Newbattle Abby College, where the mature trees are managed by the Forestry Commission and there is easy access down to the banks of the River South Esk. There is a small children’s Play Park at the centre of Newbattle Gardens. For picnics and family days out there is Dalkeith Country Park a short drive away with the extremely popular Restoration Yard with Fort Douglas Play Park and beautiful walks by River North Esk.

“Excellent 5 bedroom detached modern family villa with garden, garage and driveway”
Nearby Lasswade Leisure Centre offers a swimming pool, gym and fitness classes. There are numerous golf courses in close proximity. Eskbank enjoys an excellent choice of shops, coffee shops, and restaurants, with a large 24-hour supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away and boasts over 100 high-street outlets combined. Eskbank is in the catchment area for Kings Park Primary School, with secondary schooling at Dalkeith High School. The area further benefits from excellent transport facilities, with regular buses taking you to the city centre and beyond. The train station at Eskbank, which is about a ten minute walk away from the property also provides regular services to Edinburgh and the Borders, taking just 20 minutes to reach Edinburgh city centre. The City Bypass is within easy reach providing access to the motorway networks and Edinburgh airport, making this an ideal location for commuting.

Garden & parking
To the front there is a small area of garden together with a multi-vehicle driveway leading to the double garage. The garden to the rear is fenced and mainly laid to lawn with an area of patio, herbaceous borders, trees, shrubs and plants.

Fixtures and Fittings
The fitted carpets, blinds, light fittings, integrated Neff kitchen appliances, washing machine, freezer, the free standing Hot Point fridge/freezer and the garden shed are included in the sale.

The curtains, mirror in the TV room and the small wall display cabinet in the study are not included.

Services
The property is served by a gas central heating system.

EPC Rating C

Home Report
The Home Report is available to be downloaded from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.