



THE LOCATION

BILSTON, MIDLOTHIAN



The property is situated in the picturesque village of Bilston, which is approximately five miles south of Edinburgh.

There is a good range of local shops

and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names. One of Scotland's few

IKEA stores is also available here and it's all within a five-minute drive from the property.

There are a variety of recreational facilities available with Roslin Glen

offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school within the village with secondary schooling available in nearby Penicuik. There is access to the City Bypass, which takes you

to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network. The regular bus services provide access to the city centre and beyond.

THE PROPERTY

17 ESKGROVE DRIVE



An excellent opportunity has arisen to acquire this spacious two bedroom end-terraced house, making for an ideal family home while being well located within the popular Midlothian village of Bilston. Internally this

accommodation is in immaculate decorative order, while briefly consisting of.

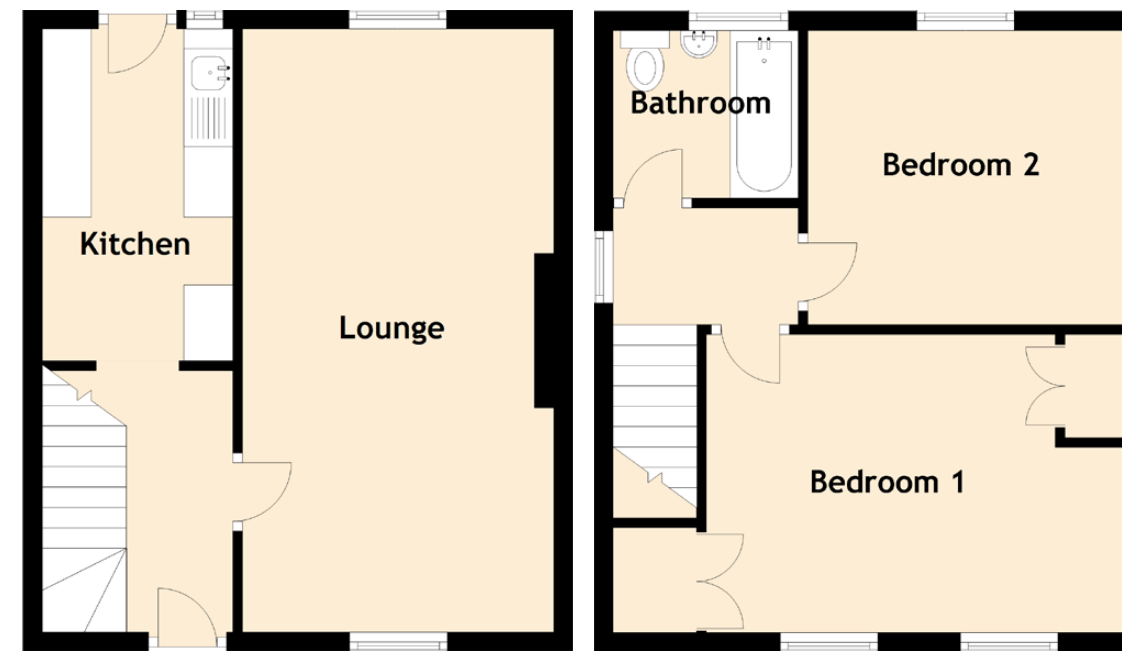
Ground Floor: entrance hallway with an under-stair cloak area with

storage cupboard, a bright and spacious lounge/diner with a feature electric fireplace and a fully fitted, partially tiled kitchen which benefits from an extractor hood, breakfast bar and access to the rear garden.

First Floor: two spacious double bedrooms, one of which has an over-stair storage cupboard and a double built-in wardrobe and a three-piece, partially tiled family bathroom with an over-head shower. **Attic:** accessed

via the landing, providing more than adequate additional storage space. This property also benefits from; gas central heating, with a Worcester boiler, full double glazing, private

garden grounds to the front, side and rear of the property, including a patio to the rear and an extra communal grass area to the front.



Approximate Dimensions
(Taken from the widest point)

Lounge	6.18m (20'3") x 3.19m (10'6")
Kitchen	3.40m (11'2") x 1.95m (6'5")
Bedroom 1	4.34m (14'3") x 3.08m (10'1")
Bedroom 2	3.34m (10'11") x 3.02m (9'11")
Bathroom	1.90m (6'3") x 1.72m (5'8")

Gross internal floor area (m²): 65m²

EPC Rating: D

Extras (Included in the sale): Washing machine and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

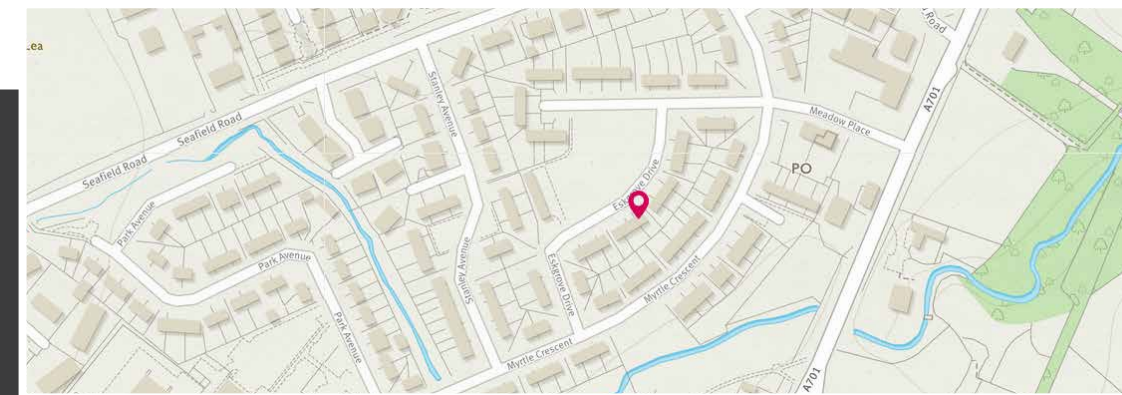


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

There is a single driveway, one of very few in the street, which has gated entry and allows for secure off-street parking for up to one car while visitors can take advantage of the unrestricted on-street parking.



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