



14 SAINT DAVID'S GROVE
Eskbank, Midlothian, EH22 3FG.



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An immaculate 4–5-bedroom family home, with modern open plan kitchen-dining extension, with double garage and south facing garden.

Eskbank Train Station 1.8 miles, Edinburgh 7 miles, Edinburgh Airport 15 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Sitting Room, Snug/Bedroom 5, Cloakroom and Utility Room.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Two Double Bedrooms, Double Bedroom/Dressing Room and a Family Bathroom.

Garden: South facing garden, with paved patio area and laid to lawn with astro turf.

Double Garage: With electric up and over doors, electricity and extensive loft storage.

About: 0.11 Acres



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Situation

14 Saint David's Grove is part of a mature development nestled behind a high stone wall in Eskbank, which is situated approximately seven miles south of Edinburgh's city centre and is an established leafy community of Victorian stonebuilt properties. There is a wide choice of local amenities including supermarkets, banks, dentists, doctors and a Dobbies Garden Centre with the neighbouring Pentland Hills offering a variety of picturesque walks. The new Edinburgh Waverley Line is nearby, offering a rail link to Edinburgh Waverley and the Borders. There are also excellent schools within the catchment area, at nursery, primary and secondary levels and a number of private schools on the south side of the city including George Watsons College, Merchiston Castle School, and George Heriots School. Edinburgh's Royal Infirmary is also within easy reach by road and bus. Eskbank is also well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.

Description

14 Saint David's Grove is approached via a shared road that arrives to a private driveway where there is ample car parking space for four cars in front of the double garage.

The house has a partial render and stone façade under a tiled roof and has undergone a transformation under the current occupiers, who have added a modern open plan kitchen-dining extension, new bathrooms and redecorated throughout. The house also benefits from double glazing throughout.



From the front garden and driveway, a paved pathway leads to the front door, which opens to a welcoming entrance hall giving access to the principal rooms on the ground floor.

The sitting room is a very elegant room with panelled walls and double doors opening to the modern open plan kitchen-dining extension at the rear of the property which has transformed the house and provides the perfect layout for modern family living.

The kitchen has a range of wall and base mounted units, with central island with breakfast bar and sink. Modern appliances include a Neff four ring gas hob with extractor above, integrated Neff oven with microwave above, full height fridge and freezer, wine fridge, an island with breakfast bar and an additional wine fridge. Off the kitchen is a seating area and dining area with space for a dining table and chairs with sliding doors that open to the south facing garden.

From the kitchen a door opens to the utility room with space for a washing machine, integrated dishwasher and cupboard housing the gas boiler, with a door leading out to the driveway. Returning to the entrance hall and completing the accommodation on the ground floor is the snug/cinema room/bedroom 5 and a cloakroom with wc and basin and two hall cupboards.

From the entrance hall stairs ascend to the first floor and landing giving access to the principal bedroom with built-in wardrobes and an en suite shower room, with walk-in shower cubicle, WC and basin. Double bedroom with views over the rear garden. Family bathroom with tiled floor and tiled walls, walk-in shower cubicle with drencher showerhead, oval bath, heated towel rail, twin basins and WC. Double bedroom with views over the rear garden and a further double bedroom, currently used as a walk-in wardrobe, with views to front garden. Completing the accommodation on the first floor is a linen cupboard with hot water cylinder.

Garden:

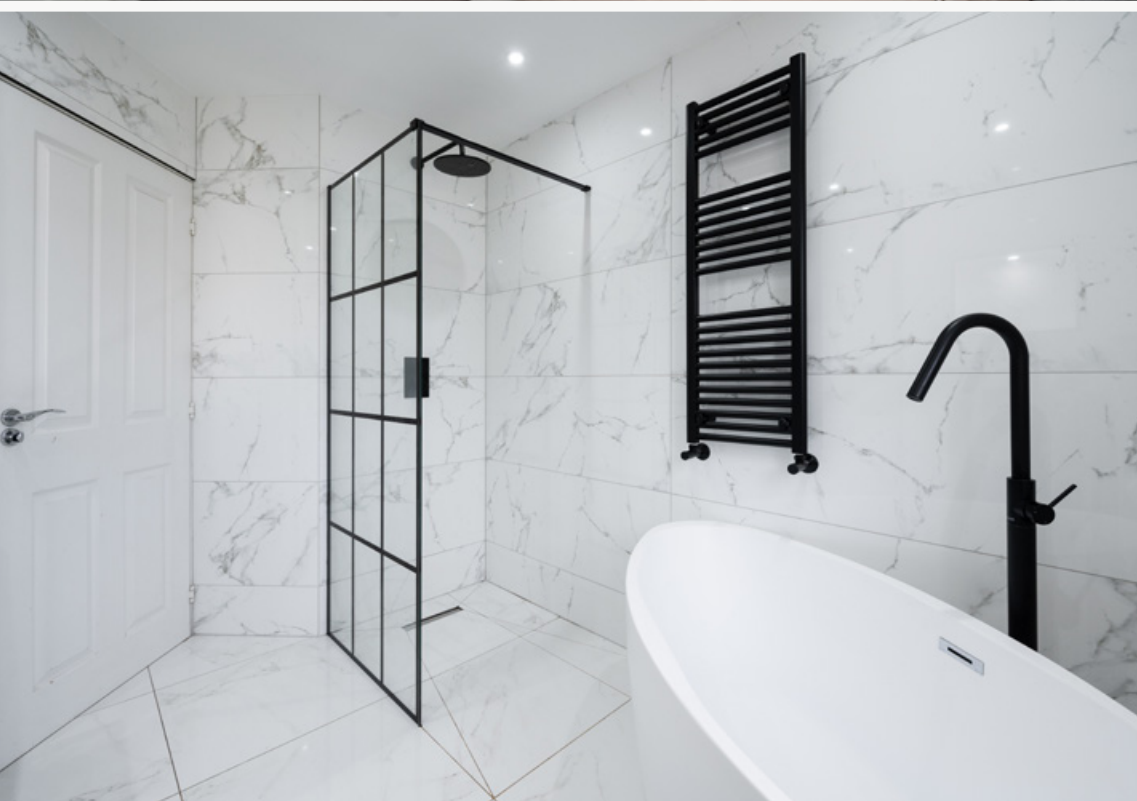
The garden has a raised paved patio area, perfect for al fresco dining. In the corner of the garden there is soon to be planning permission for a garden room. The front garden is laid to lawn.

Double Garage:

The double garage has a render façade under a tiled roof. It has electric doors, electricity and a Ramsay ladder to a floored loft, where there is plentiful room for storage. A side gate gives access to the front driveway.



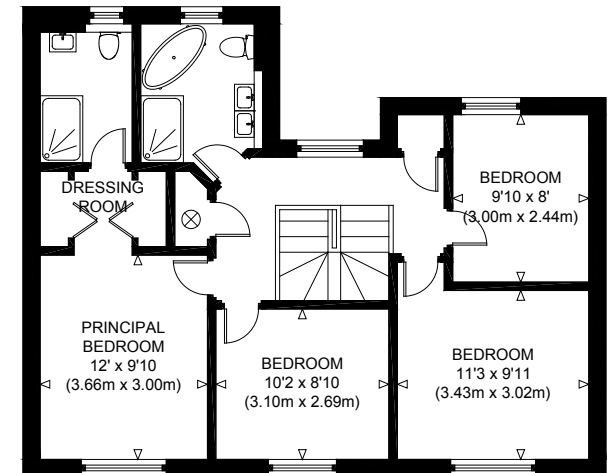




Layout.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT / 105.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 703 SQ FT / 65.3 SQ M

ST. DAVID'S GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1840 SQ FT / 170.9 SQ M
EXTERNAL DOUBLE GARAGE AREA 375 SQ FT / 34.9 SQ M
TOTAL COMBINED FLOOR AREA 2215 SQ FT / 205.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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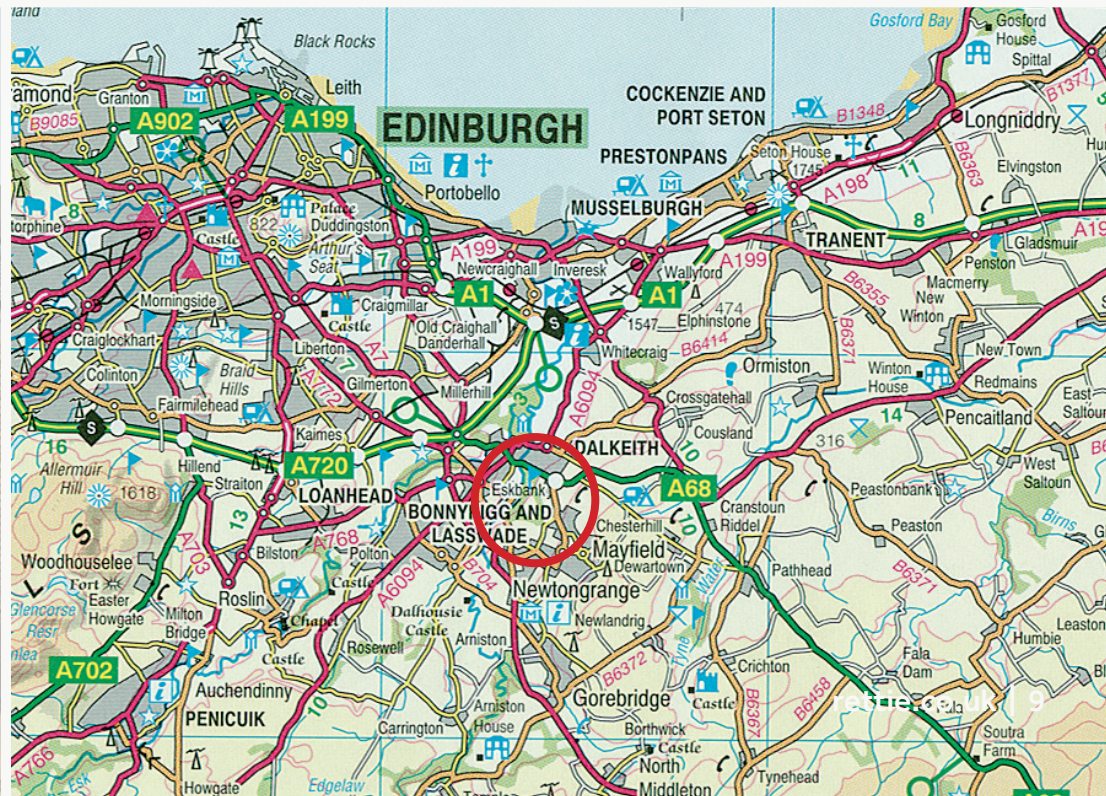
Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact.
Please note areas within curved and angled walls are approximated.

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Not included in the sale are kitchen island pendants, and chandeliers in the dining room, living room/study, sitting room and central hall.

Services

Mains electricity, water, drainage and gas with gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160, Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH22 3DF.

EPC – Band C

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

Council Tax Band – G.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

