

70 Newbattle Abbey Crescent, Dalkeith, EH22 3LW



EXTENDED TWO STOREY VILLA SITUATED IN THE ESKBANK AREA OF MIDLOTHIAN

- Bright living room leading onto dining room
- Large kitchen with plenty of storage
- Utility room
- Master bedroom with en-suite shower room
- Family room
- 4 further bedrooms, one currently being used as an office (converted from garage)
- Family bathroom as well as separate WC located on ground floor
- Garden grounds to the front and rear of property

Location

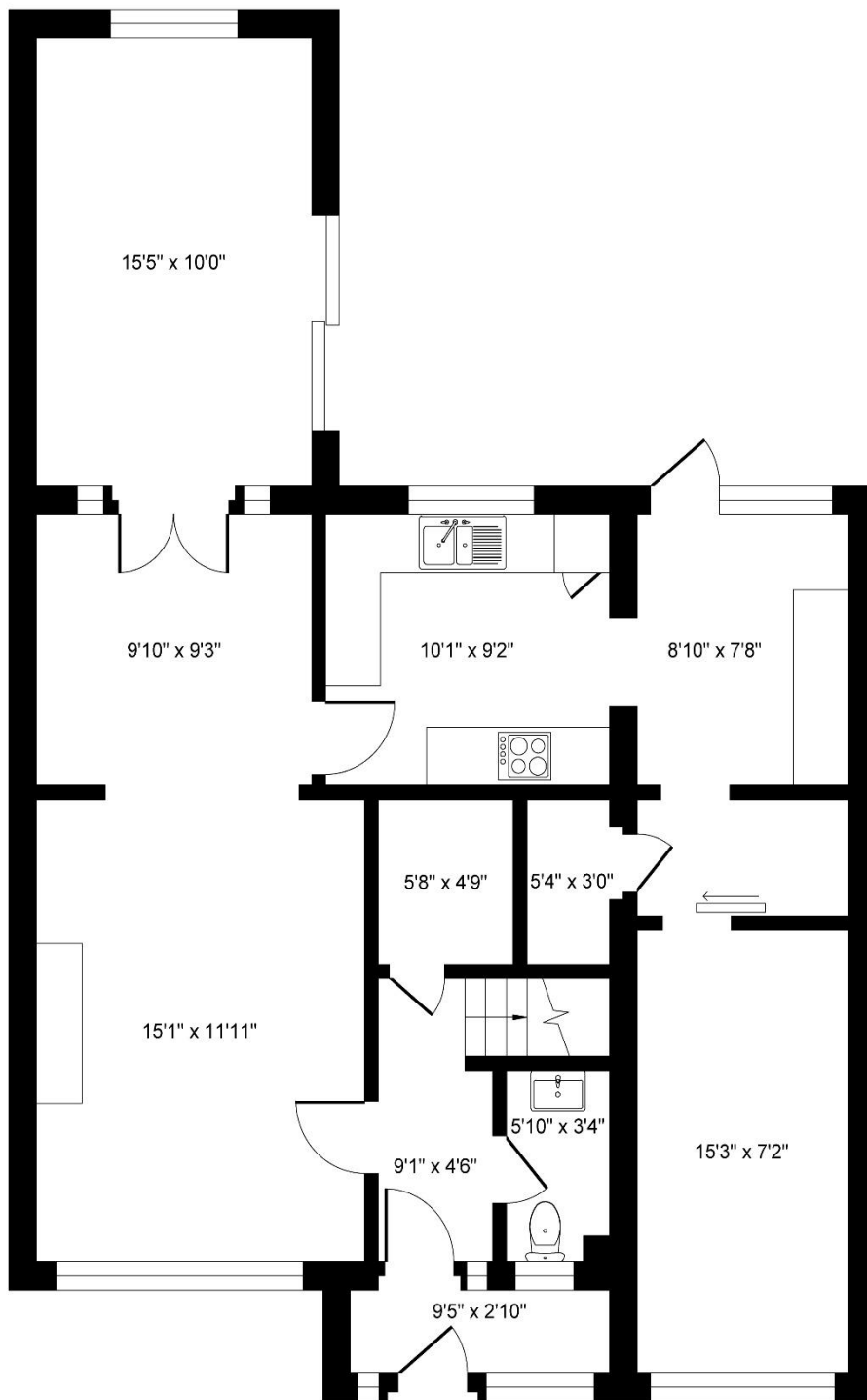
The popular residential area of Dalkeith has many excellent local amenities such as supermarkets, restaurants, cafes, a community leisure centre, hotels and a medical centre. Schooling can be found at King's Park Primary School and Newbattle Community Campus. Eskbank Railway Station is just a 5-minute drive from the property whilst the A720 is easily accessible and leads to major roads toward any direction in Scotland.

Viewing Arrangements

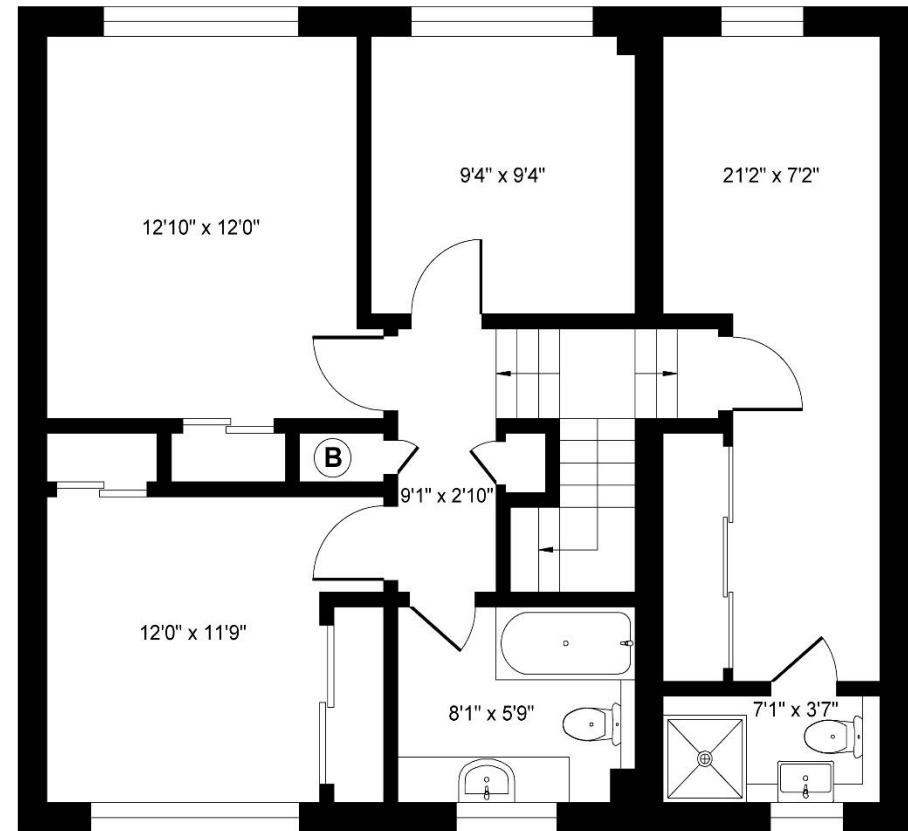
By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk







Ground Floor
Approximate Floor Area
992 sq. ft



First Floor
Approximate Floor Area
759 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

