



16 Cortleferry Grove
Eskbank, EH22 3HX

Deans 
Solicitors & Estate Agents LLP



MID TERRACED BUNGALOW

- Living/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Separate W.C.
- Boxroom/Utility
- Private Courtyard Garden
- Garage
- Double Glazing & GCH
- EPC Rating – D



This beautifully presented mid-terraced bungalow with neatly landscaped, private gated courtyard is located in a quiet residential area of the desirable Eskbank. The property is close to convenient local amenities and public transport links. There is lovely outdoor space including nearby Dalkeith Country Park, Newbattle Abbey and the convenient Cortleferry Park. The bright and flexible accommodation comprises: a welcoming hallway, spacious living/dining room with direct access to the courtyard, separate, stylish kitchen, three good-sized double bedrooms, bathroom with shower over bath and separate W.C. Externally, there is a well-maintained private courtyard garden, single garage and free on-street parking is available in the area. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and all floor coverings, curtains, blinds, oven, hob, hood, Smeg fridge-freezer, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.



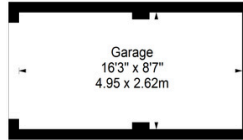
Cortleferry Grove,
Eskbank,
Dalkeith, EH22 3HX



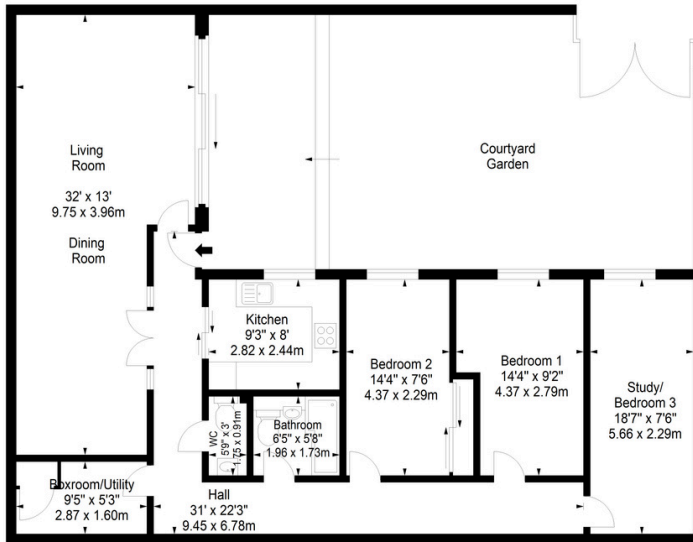
Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M

Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M

For identification only. Not to scale.
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Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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