





## Welcome

Welcome to 34 Hardengreen Lane, Eskbank - a striking four-bedroom detached villa set at the end of a quiet cul-de-sac within one of the area's most desirable modern developments. This beautifully presented home offers stylish and versatile living across two floors, perfectly suited for modern family life. Its excellent presentation combines comfort with sophistication, while its prime location is just a 5-minute walk from the train station and ensures easy access to schools, excellent transport links, and a wealth of local amenities. The property enjoys well-kept private gardens to the front and rear, ideal for entertaining or relaxing outdoors. A private driveway leads to an integral garage-style store, adding both convenience and practicality. Early viewing is highly recommended as opportunities like this in Eskbank are rare and in high demand.

- Prime Eskbank location within a sought-after private development
- Bright living room with gas fire, feature surround, and bay window
- Stylish dining kitchen with granite worktops, breakfast bar, range cooker, and integrated appliances
- Ground floor WC and separate utility room
- Main bedroom with mirrored wardrobes and modern en-suite
- Second double bedroom with mirrored wardrobes, plus two further bedrooms
- Contemporary family bathroom with P-shaped shower bath
- Gas central heating and double glazing
- Driveway integral garage/store
- Private, well-maintained gardens to front and rear







## Eskbank

Eskbank is one of Midlothian's most sought-after locations, combining a peaceful suburban setting with excellent local amenities and transport links. A range of shops, cafés, and leisure facilities can be found close by, while neighbouring Dalkeith, Lasswade, and Bonnyrigg offer additional options. Larger retail destinations, including Fort Kinnaird, Straiton Retail Park, and Cameron Toll, are all within a short drive, and a Tesco Superstore is conveniently nearby. The area is well served for schooling, with King's Park and Lasswade primary schools close at hand, and secondary education provided at Lasswade High School and Dalkeith Campus. Eskbank is popular with commuters thanks to quick access to the City Bypass, regular bus services into Edinburgh, and the Borders Railway station, which provides a direct link to the city centre and beyond.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, range cooker and all integrated appliances. Other items may be included by negotiation. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.





# Get in touch

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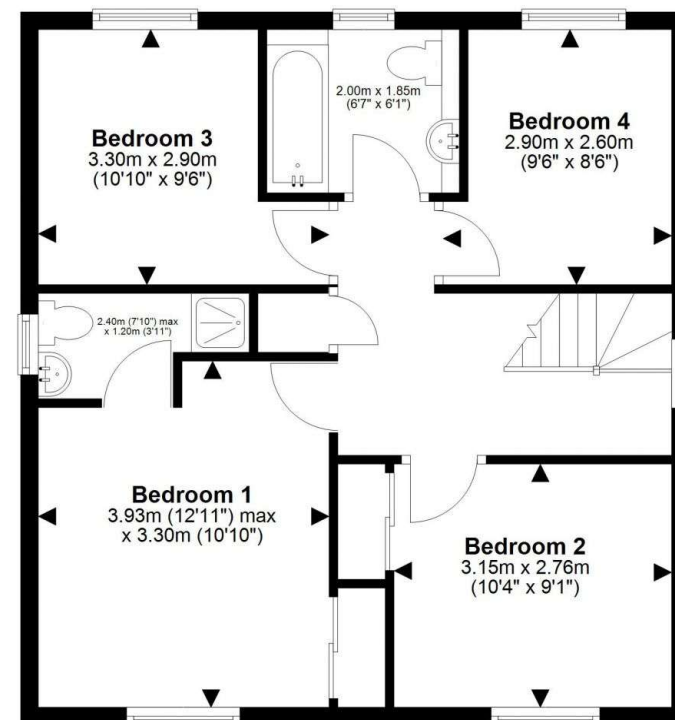
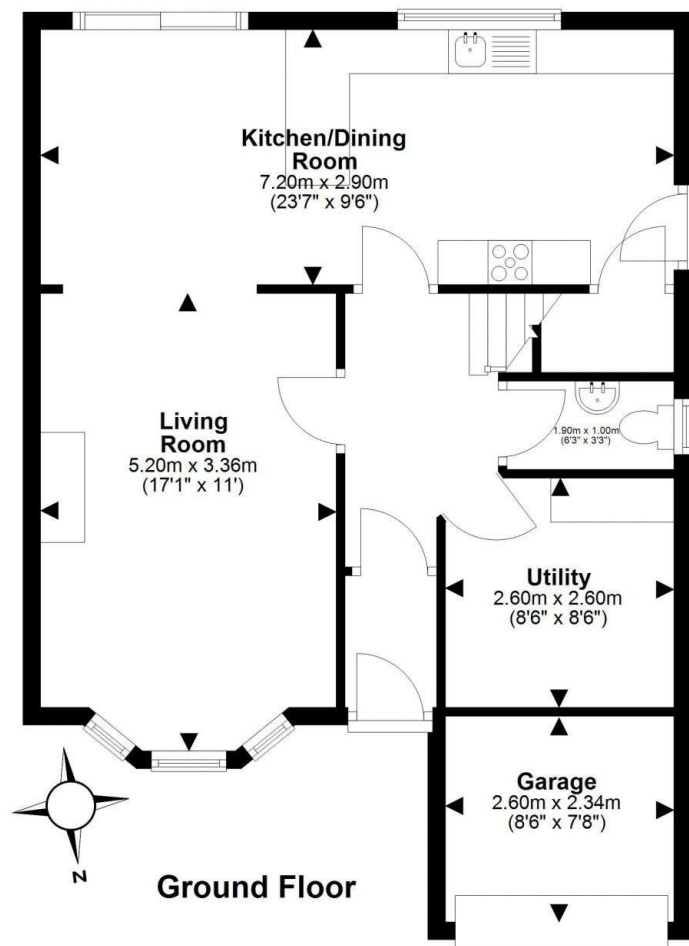
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.