

COULTERS<sup>©</sup>

# 28 LASSWADE ROAD

ESKBANK, DALKEITH, EH22 3EF

 4 BED  1 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

An extremely charming and spacious four bedroom detached house situated in the highly desirable residential area of Eskbank, the house benefits from lovely private gardens, double garage plus workshop and large driveway.

The accommodation on the ground floor comprises a vestibule, hall, shower room, WC, kitchen, dining room, living room, double bedroom office/bedroom.

## KEY FEATURES



Charming detached bungalow.



Four double bedrooms.



Large private front and rear gardens.



Double garage and driveway parking.



Within walking distance of a train station.



Excellent local amenities nearby.







The accommodation on the ground floor comprises a vestibule, hall, shower room, WC, kitchen, dining room, living room, double bedroom office/bedroom.

The kitchen a traditional fitted kitchen with integrated appliances and back door to the driveway. The generous dining room comfortably hosts seating for 6 plus and has sliding doors to gain access to the private rear garden.



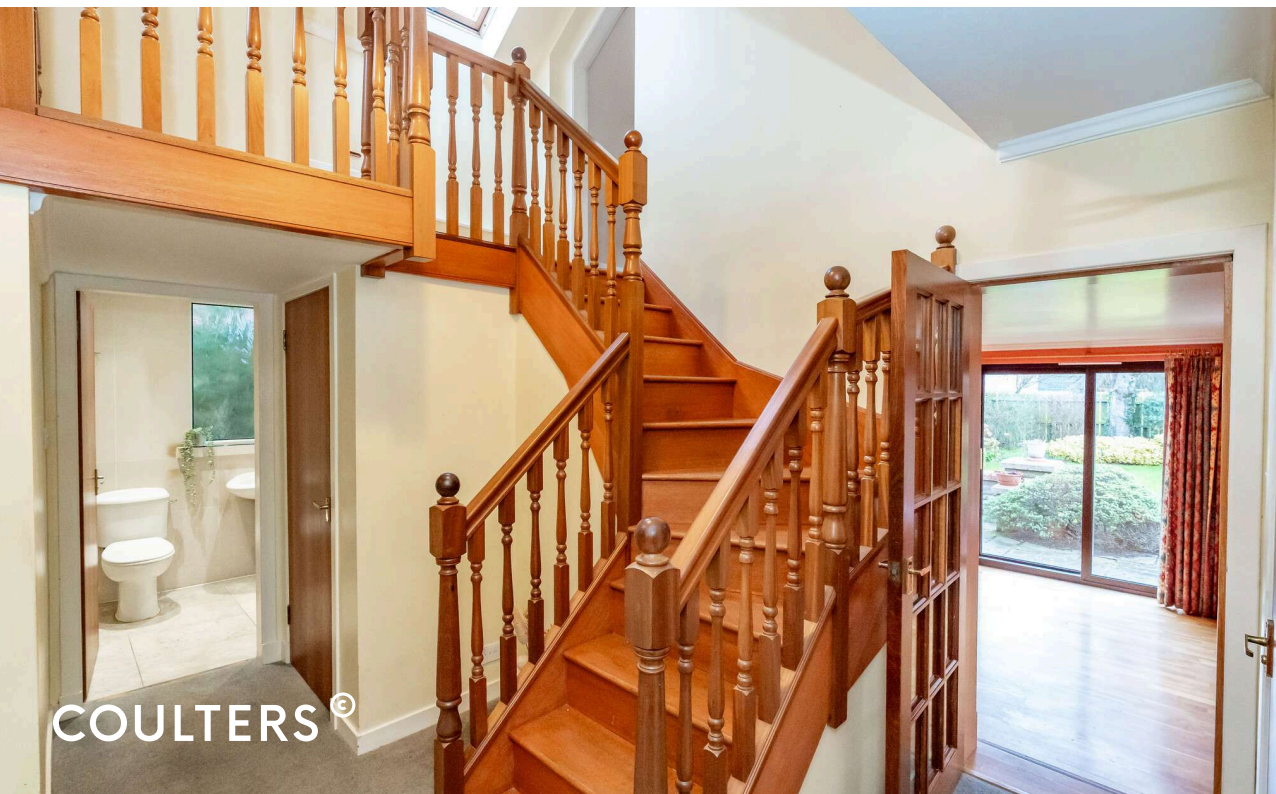


## MORE INFORMATION

The first floor comprises two large double bedrooms, both with fantastic eaves storage. The upper landing provides space for a cosy family room and further eaves storage is accessible.

Externally, the property offers beautifully maintained garden grounds which comprise a paved seating area adjacent to the dining room, a large flat lawn area and access to the workshop.

To the front of the house, there is a paved driveway which provides off-street parking. The driveway leads to a double garage.















## THE LOCAL AREA

Eskbank is a charming village located in the heart of Midlothian. This picturesque area boasts stunning views of the rolling countryside and is perfect for those looking to escape the hustle and bustle of city life. Eskbank is known for its historic buildings, including the beautiful Dalkeith Palace and the impressive Newbattle Abbey.

The village offers a range of local amenities, including shops, a newly opened cafe on Lasswade Road, restaurants, and well-regarded schools, making it an ideal place for families to call home. With easy access to Edinburgh city centre via train and bus and stunning countryside on your doorstep, Eskbank truly offers the best of both worlds.

## EXTRAS

All blinds/curtains, light fittings, fitted flooring and integrated appliances are included in the sale.







28 LASSWADE ROAD, DALKEITH, EH22 3EF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,828 SQ FT / 170 SQ M  
 DOUBLE GARAGE 301 SQ FT / 28 SQ M  
 WORKSHOP 108 SQ FT / 10 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH



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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.