



42 Eskfield Grove  
ESKBANK | MIDLOTHIAN | EH22 3FA

  
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Stunning, superbly proportioned detached villa with large garden and double garage, occupying a prime position in a quiet cul-de-sac on this sought after development, where great local amenities and transport links are within easy reach.

This lovely home is well worth viewing to appreciate the many great features on offer. Beautifully presented throughout and nicely finished off with stylish modern fittings, it has the space and flexibility that families are looking for. The dual aspect living room is a light and airy space with a mantelpiece fitted with living flame effect gas fire as a focal point. Patio doors allow easy access into a fully enclosed rear garden comprising lawn and patio areas for outdoor relaxation and well stocked borders providing colour and interest. Cream gloss units create clean modern lines within the open plan kitchen, which has ample free floor space for informal family dining. There's also a handy utility room, fitted out in a similar style to the kitchen.

On the mezzanine level above the double garage is a multi purpose room, ideal as a family room, teenager's private space, children's play room, office or as a further double bedroom if required.

The upper floor houses four spacious bedrooms, each with built-in mirrored wardrobe storage. An en-suite off the main bedroom showcases a double ended bath, large cubicle with rainfall shower and tiling to all walls. Also fully tiled is the family shower-room featuring a wash bowl set on a glass topped vanity unit.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Walk in condition family home
- Tucked away, child friendly position
- Easy access to local schools, shops and road/rail links

#### Ground Floor -

- Bay windowed living room with feature fireplace and patio doors to garden
- Cream gloss units in the open plan fitted kitchen
- Within the open plan kitchen there is ample free floor space to create an informal family dining area.
- Utility
- Entrance vestibule and hallway
- Downstairs WC

#### Mezzanine level -

- Mezzanine large family room/bedroom five

#### Upper Floor -

- Principal double bedroom with twin mirrored wardrobes
- Fully tiled en-suite bath/shower-room
- Three further bedrooms, each with mirrored wardrobe
- Family shower-room with full tiling
- Airing cupboard and access to Attic part floored and with pull down ladder.

#### Additional features -

- Double glazing
- Gas central heating
- Part floored loft/light/pull down ladder

#### Exterior -

- Integral double garage with storage, light and power
- Monobloc driveway
- Open plan lawn to front
- Well stocked and fully enclosed private rear garden, safe for children or pets
- Garden shed
- Factored communal areas within development

Energy rating C and Council Tax Band G.

All fixtures, fittings and the tumble dryer are included in the sale.

Factoring Fees approximately £194 per annum.



Eskbank is a highly regarded area situated on the outskirts of Dalkeith. Its residents benefit from a large Tesco Supermarket at nearby Hardengreen and a wide variety of shopping facilities within Dalkeith and Bonnyrigg. The immediate vicinity lends itself to restful country walks including Dalkeith Country Park and a number of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas and the Borders Railway link has a station at Eskbank for commuting into Edinburgh.







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.