



14 Larkfield Road, Dalkeith, Midlothian, EH223EQ

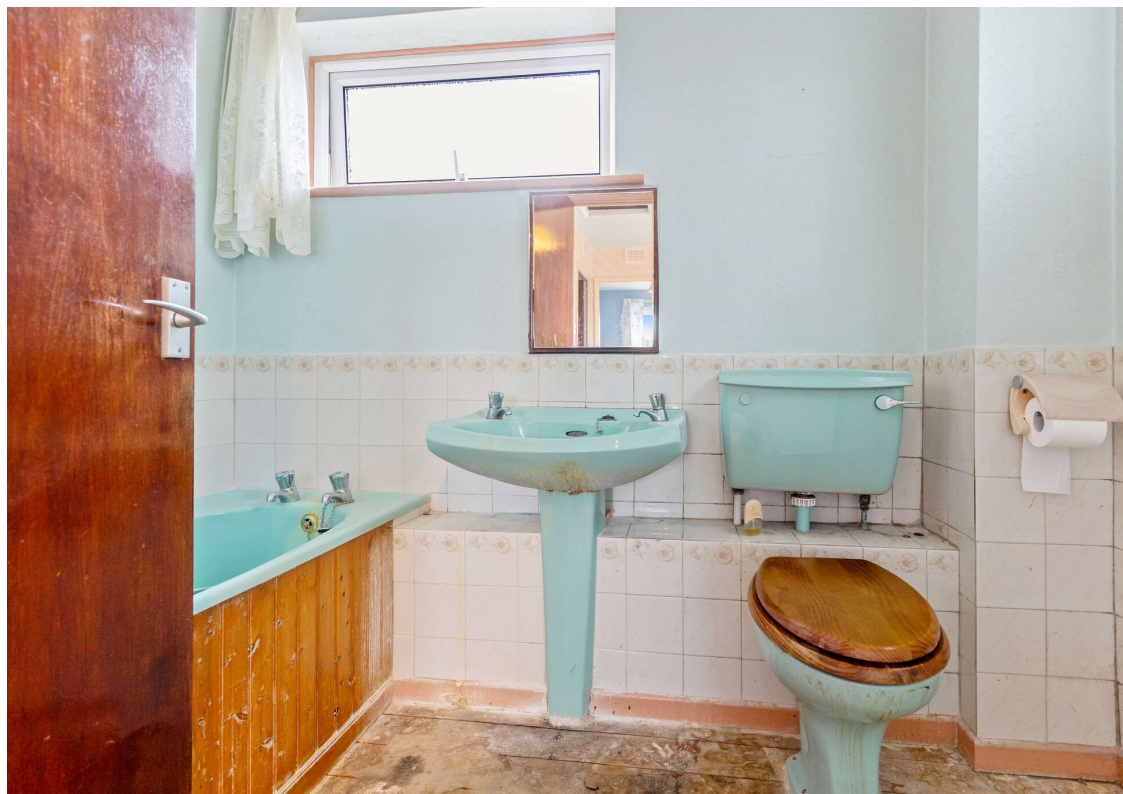


Welcome

Welcome to 14 Larkfield Road, Eskbank - this detached house provides, bright, and spacious, generously proportioned accommodation over two levels. Providing wonderful family living, three bedrooms, driveway, attached garage, and gardens to the front and rear, this property will suit a host of potential purchasers. Superbly positioned within the desirable Eskbank district of Midlothian and situated close to excellent amenities and commuting links. This spacious family home now requires refurbishment which is reflected in the price and gives potential purchasers the chance to create a lovely family home. Given the house style, combined with its location in Eskbank, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance porch with store cupboard
- Spacious open plan living and dining room with front, rear, and side facing windows, stairs to the upper level, store cupboard, and gas fire (no warranty) with fire surround
- Kitchen with a range of wall and base units, gas cooker, and remaining white goods, window to the rear and garage access
- Upper hallway with loft access, store cupboard, and side facing window
- Main bedroom with front facing window, and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with front facing window
- Family bathroom with three-piece suite, electric shower over the bath and shower screen
- Double glazing and gas central heating
- Private garden grounds to the front and rear, providing a great space for outside entertaining and relaxation
- Driveway providing off street parking
- Attached garage with light and power







Eskbank

Eskbank is recognised as a highly desirable location, offering convenient access to an array of local shops and recreational facilities. Surrounding towns, including Dalkeith, Lasswade, and Bonnyrigg, provide additional amenities, while larger retail centres such as Fort Kinnaird, Straiton Retail Park, Cameron Toll, and a nearby Tesco Superstore further expand shopping options. The area is served by reputable educational institutions, with King's Park and Lasswade Primary schools in close proximity, complemented by secondary education at Lasswade High and Dalkeith Campus. Eskbank is favoured by commuters due to its excellent transport links, including the City Bypass and frequent public transportation to the City Centre. The establishment of the Borders Railway Line, featuring a station in Eskbank, has significantly enhanced connectivity and provided an advantageous alternative for commuting.

Extras

Included in the sale are: Floor coverings, light fittings and blinds where fitted. All gas, electrical and plumbing systems as well as all appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The property is sold as seen. All moveable items located within the property at the time of viewing are included in the sale.



Get in touch

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Property Hub:

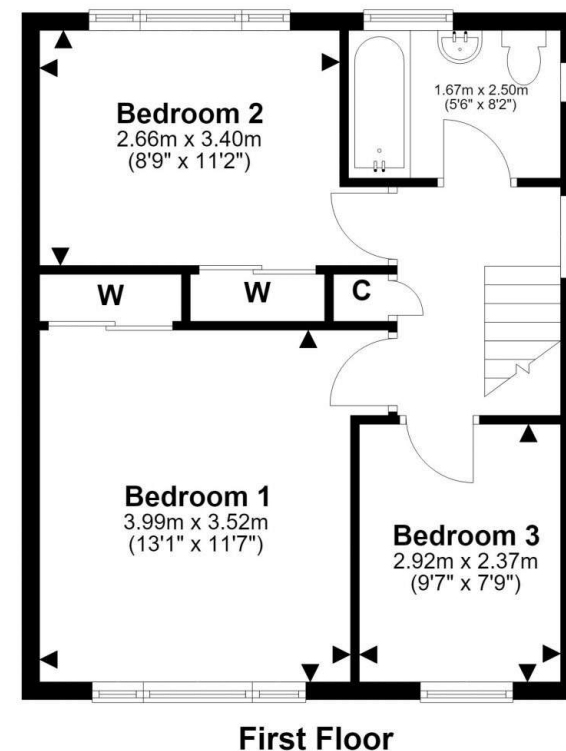
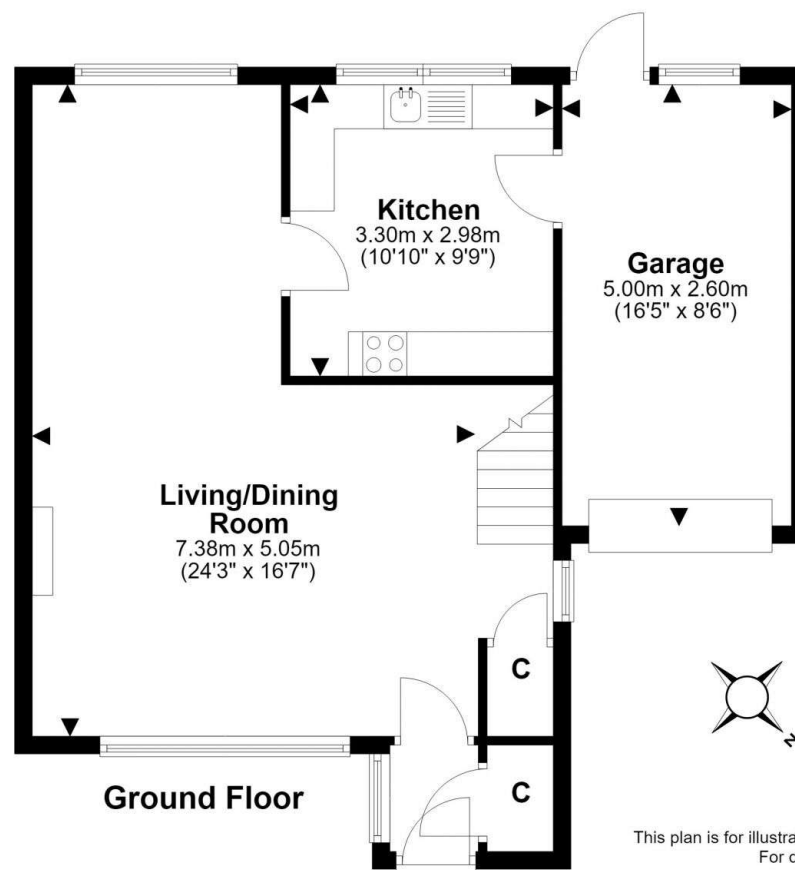
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.