

# 23 Hardengreen Lane

ESKBANK, DALKEITH, EH22 3NA



*Beautifully presented three-bedroom detached family home set within a quiet cul-de-sac in sought-after Eskbank*



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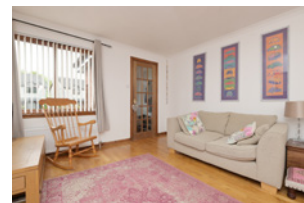


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McEwan Fraser Legal is delighted to present this beautifully maintained three-bedroom detached family home, peacefully positioned towards the end of a quiet cul-de-sac within a highly sought-after residential development in Eskbank. With no through traffic, the property enjoys a safe, family-friendly setting and an excellent sense of privacy and tranquillity.

# THE LIVING ROOM



Set over two levels, the accommodation opens with a welcoming entrance hall leading into a bright and spacious living room which flows seamlessly through to the dining area and into the impressive rear kitchen/family room extension.

# THE DINING ROOM



# THE KITCHEN



This stylish contemporary kitchen features integrated appliances, high-gloss cream cabinetry, rich dark wood worktops, and attractive laminate flooring. Striking two-tone tiled splashbacks and two Velux-style rooflights enhance the modern finish while flooding the space with natural light. A generous utility room is conveniently located just off the kitchen.



# THE FAMILY AREA



The family area is ideal for modern living and entertaining, with large quadruple bi-fold doors opening directly onto the enclosed rear garden, which features both paved and lawned areas. A downstairs WC and two substantial storage cupboards complete the ground floor.



# THE UTILITY & WC





Upstairs, the property offers three well-proportioned double bedrooms, all fully carpeted and benefiting from built-in mirrored wardrobes. The principal bedroom further enjoys a contemporary en-suite shower room with vanity storage, an inset wash hand basin, and a concealed-cistern WC. The modern family bathroom is equally well-appointed, featuring a stylish vanity unit, concealed-cistern WC, and a P-shaped bath with mains shower over.

## THE BATHROOM



# BEDROOM 1



The principal bedroom further enjoys a contemporary en-suite shower room with vanity storage



# BEDROOM 2



# BEDROOM 3



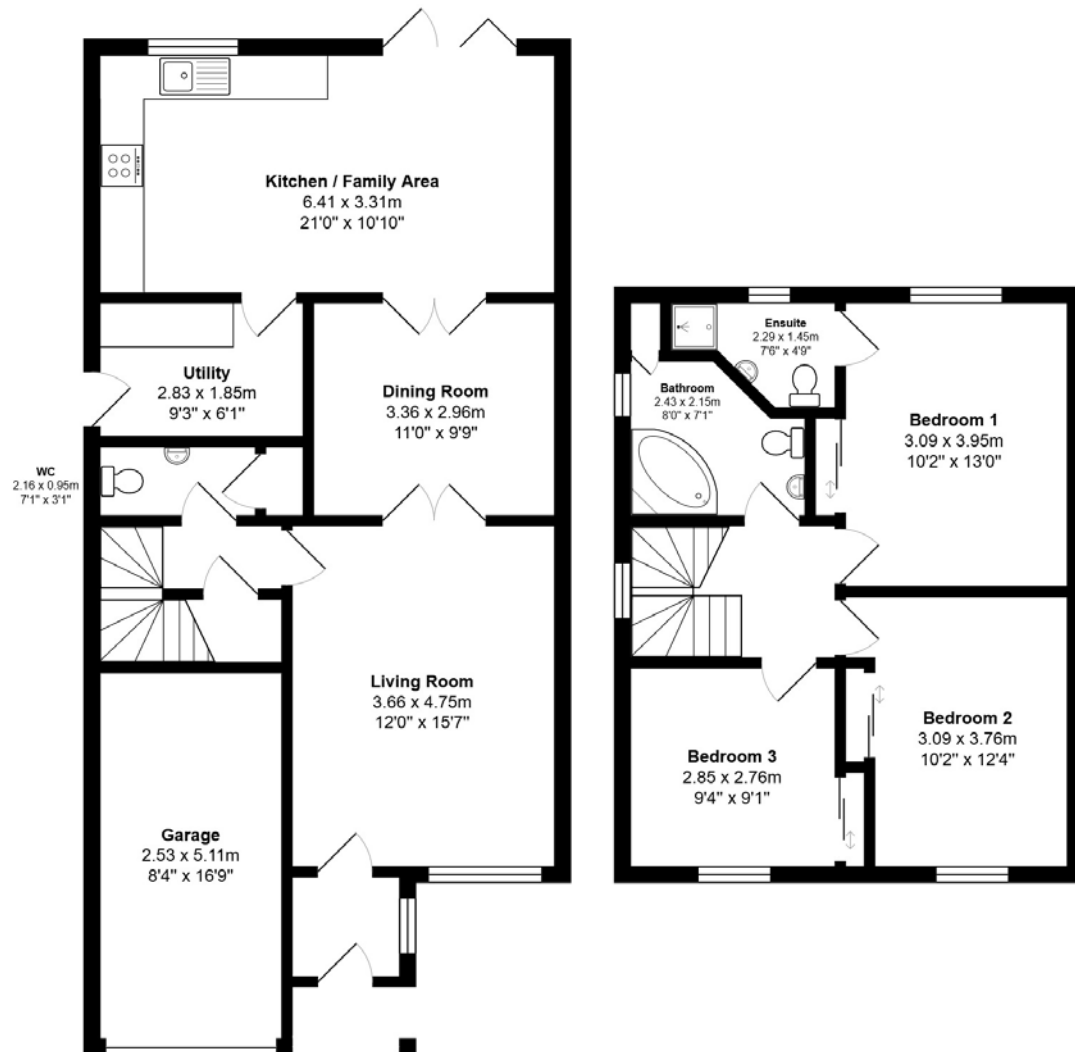
Externally, the front garden has been professionally landscaped to create a large monoblocked multi-car driveway, providing excellent off-street parking and access to the integrated garage, which benefits from power, lighting, and additional storage space. Further on-street parking is also available. The fully enclosed rear garden is west-facing and perfect for the evening sun. It has both a large patio for entertaining and a mature lawn.

Additional features include gas central heating, double glazing, quality wooden flooring throughout the ground floor, and a floored attic with fitted loft ladder access, offering excellent additional storage.

# EXTERNALS

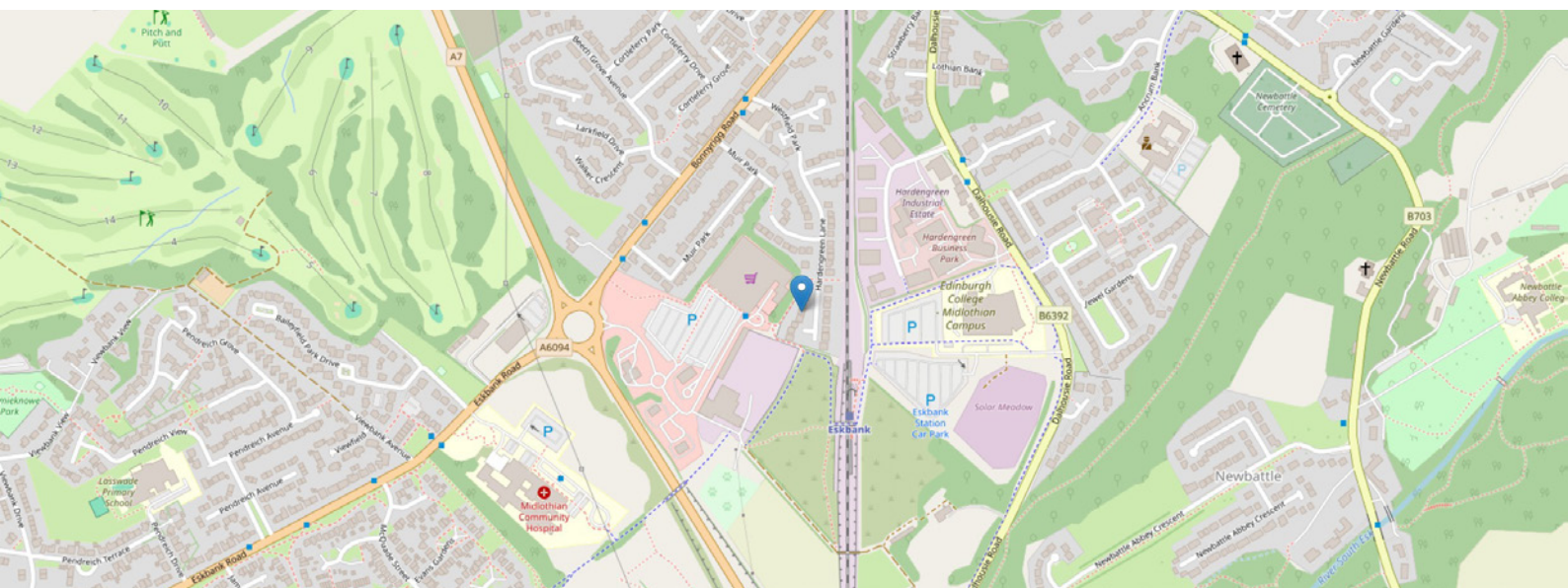


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Hardengreen Lane enjoys a highly desirable setting within the popular Midlothian village of Eskbank, offering an excellent balance of peaceful residential living and superb connectivity to Edinburgh and the surrounding areas. The location is particularly well-suited to families, professionals and commuters alike, with a wide range of local amenities and recreational facilities close at hand. Eskbank benefits from excellent transport links, with Eskbank Railway Station just a short distance away, providing regular services to Edinburgh Waverley in approximately 20 minutes. The nearby City Bypass offers swift access to Edinburgh Airport, the central motorway network and the Borders. A variety of regular bus services also operate throughout the area, connecting Eskbank with Dalkeith, Bonnyrigg and Edinburgh city centre.





Residents are well served by an excellent selection of everyday amenities, including supermarkets, independent retailers, cafés, restaurants and leisure facilities within nearby Dalkeith and Straiton Retail Park. Fort Kinnaird Retail Park is also easily accessible, offering an extensive range of high street shopping and dining options. The area is renowned for its excellent schooling, with a number of highly regarded primary and secondary schools nearby, together with further education facilities including Edinburgh College's Midlothian Campus.

For outdoor and recreational pursuits, the property is ideally placed to enjoy the beautiful surrounding countryside and green spaces. Dalkeith Country Park offers scenic woodland walks, cycling trails, adventure play facilities and a range of family attractions, while Kings Acre Golf Course and Newbattle Golf Club are both within easy reach. The nearby River Esk Walkway and Roslin Glen Country Park provide further opportunities for walking, running and outdoor recreation.

Overall, Hardengreen Lane offers an attractive semi-rural lifestyle without compromising on convenience, making it an increasingly sought-after location on the outskirts of Edinburgh.



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