



Solicitors & Estate Agents



6 Cortleferry Drive

Eskbank | Midlothian | EH22 3HU

An excellent opportunity has arisen to acquire this attractive and generously proportioned two bedroom semi detached bungalow with private garden grounds, a driveway and a garage complete with electric door, power and light. Set within a mature and well established cul-de-sac in the highly sought after Eskbank district of Midlothian, conveniently positioned close to a wide range of local amenities and excellent transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - E



Description

Offered to the market in true move in condition, this charming home has been carefully maintained and thoughtfully upgraded in recent years. Improvements include the installation of a new central heating boiler, a stylishly upgraded bathroom, fresh decoration and flooring throughout, to name but a few.

The property is ideally suited to a wide range of buyers, including those looking to downsize or enjoy a more relaxed pace of living. In addition, the excellent development potential, subject to the appropriate permissions, is likely to appeal to professionals and families seeking the opportunity to create a bespoke home tailored to their individual requirements. The stylish accommodation comprises; entrance vestibule leading to the inviting hallway with upgraded internal doors. There is a beautifully appointed bay windowed reception room, modern fitted kitchen with rear aspect and door leading directly to the private garden. Fitted out with a range of wall and base units with Induction hob electric oven, hood with the fridge freezer included in the sale. There are two generously proportioned double bedrooms both with useful built-in storage and completing the accommodation is a stylish bathroom with white three piece suite including vanity sink unit and luxury Rainfall shower over bath. In addition, there is a lined attic providing excellent development potential (subject to permissions) and further benefits include gas central heating with combi boiler and double glazing.



Extras

All fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, oven and hood and free standing fridge freezer.

Externally

The property benefits from private garden grounds to the front, side and rear with driveway and garage, fitted with an electric door, power & light. The rear garden is a lovely secluded space, not overlooked and enjoying attractive established borders, magnolia tree and plum tree.

Viewing

By appointment through Neilsons on 0131 625 2222.





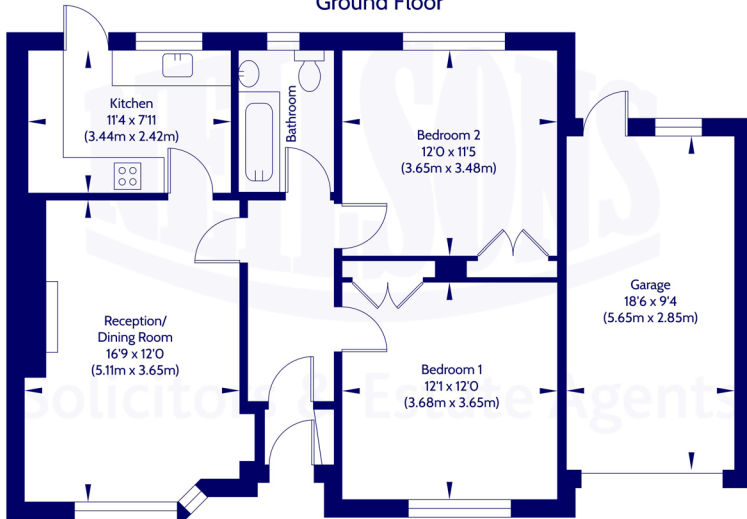
Location

Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the commuter. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a children's playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities and on hand including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling from nursery to secondary level is well catered for in the area.



Approx. Gross Internal Floor Area 68 Sq M / 734 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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