



53 Eskfield Grove, Eskbank, EH22 3FA



Welcome

Welcome to 53 Eskfield Grove - a rare opportunity to acquire a five-bedroom (two en-suite) detached home. This lovely, bright, and wonderfully spacious five-bedroom, detached house, occupies a prime location within an established, highly desirable, residential estate in the much sought after area of Eskbank in Midlothian. The property is well placed to take advantage of all local shopping, and schooling Eskbank and Dalkeith has on offer, as well as superb transport links including the nearby Eskbank Train Station. There are lovely private garden grounds to the front and rear, with a driveway that provides off street parking for several cars and access to an integral garage. The property has been well maintained, and improved, throughout the years by its owners and is presented in excellent condition throughout. The private garden grounds provide the ideal space for outside entertaining and relaxation. We recommend viewing at your earliest convenience to avoid disappointment as this property forms a wonderful family home and provides great space for those who love to entertain.

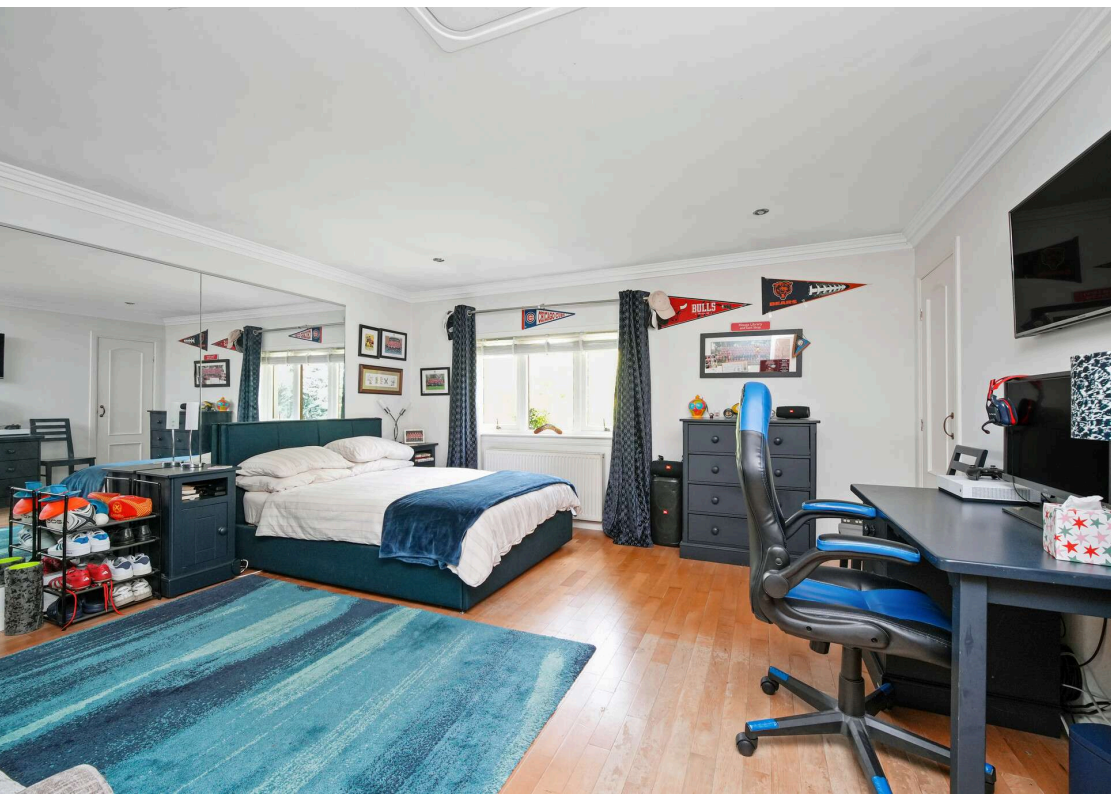






- Entrance vestibule with built-in storage
- Welcoming hallway with staircase to the upper level
- Fully fitted home office/study with front-facing window
- Ground floor WC
- Spacious living room with bay window, feature fireplace and log-burning stove
- Formal dining room with French doors to the rear garden
- Stunning open-plan dining kitchen and family room with bi-fold and French doors to the garden, extensive fitted units, breakfast island, five-ring gas hob, double extractor, oven, integrated microwave/grill and dishwasher
- Utility room with integral garage access and generous walk-in larder/store
- Upper hallway with built-in storage and loft access
- Principal bedroom with twin front-facing windows and fitted wardrobes
- Luxurious four-piece en-suite with freestanding oval bath and separate rainfall shower
- Double bedroom two with front-facing window, full-width fitted wardrobes and en-suite shower room
- Double bedroom three with rear-facing window and fitted wardrobe
- Double bedroom four with rear-facing window and mirrored fitted wardrobes
- Bedroom five with rear-facing window and built-in storage
- Stylish family shower room with large walk-in rainfall shower, vanity unit, WC and airing cupboard
- Gas central heating and double glazing
- Monoblock driveway providing parking for several vehicles
- Integral garage with power and lighting
- Beautifully maintained private front and rear gardens, ideal for entertaining and relaxing outdoors





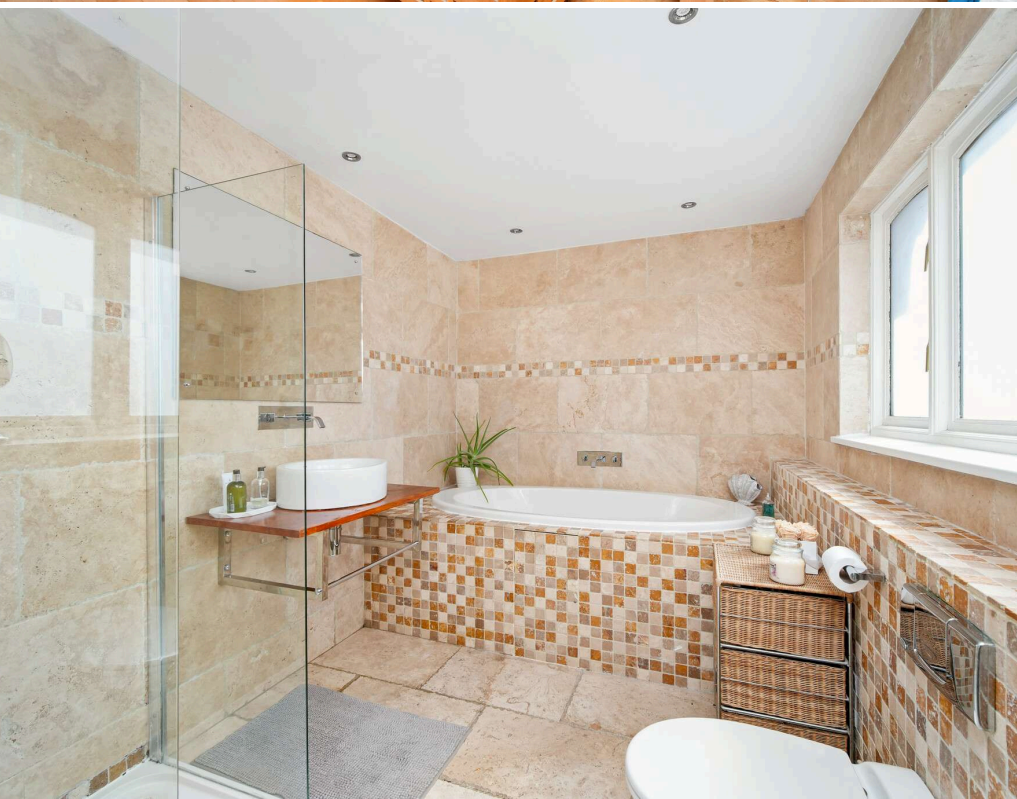


Eskbank

The highly desirable and historical area of Eskbank is a much sought-after location within Midlothian providing a vast range of houses and buildings dating back to Edwardian and Victorian times with additional new build housing estates, providing the choice for a vast range of potential purchasers. There are a range of local shops and recreational facilities within easy reach including golf courses and sporting facilities with the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg providing further choice. A wider selection of retail outlets can be found close-by at Fort Kinnaird, Straiton Retail Park, and Cameron Toll. The area is served by a Tesco Superstore with big name drive-through eateries close-by. Local schooling is excellent with the highly acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass with regular public transport links to the City Centre. The borders rail line provides a fast and efficient link between the Borders, Midlothian, and Edinburgh with Eskbank having its own train station further enhancing the area and providing a marvellous alternative for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. All white goods and items of furniture may be available by negotiation and are subject to offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

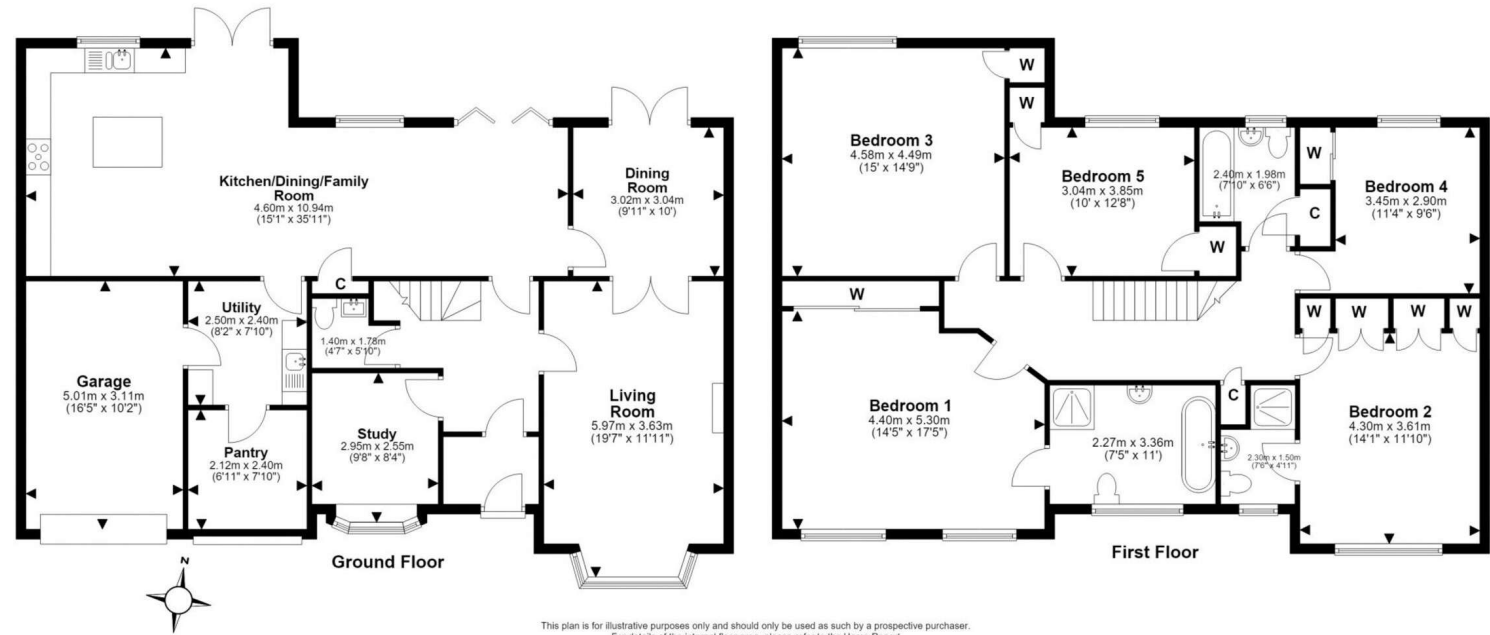
25-27 High Street, Dalkeith
EH22 1JB

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 areas, please refer to the Home Report.