

40 Eskfield Grove

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3FA



Exceptional five-bedroom detached home set in a peaceful cul-de-sac boasting a generous west-facing rear garden and is presented in immaculate condition



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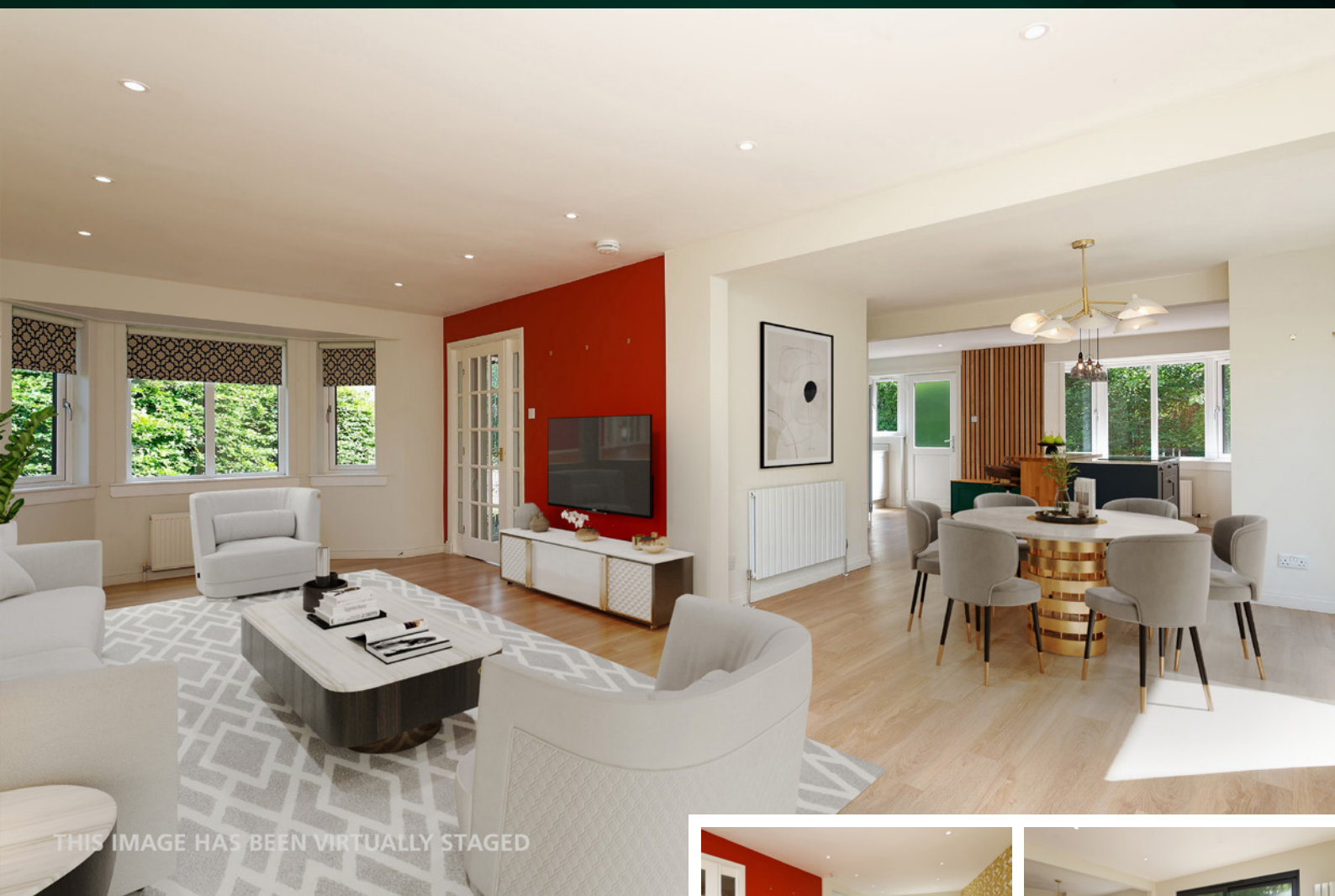


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McEwan Fraser Legal is delighted to present this exceptional five-bedroom detached home, offered to the market chain-free. Set in a peaceful cul-de-sac, the property boasts a generous west-facing rear garden and is presented in immaculate condition throughout. Inside, the home features four spacious double bedrooms, with two benefiting from en suite shower rooms, along with a stylish master bathroom. A fifth bedroom or study and a convenient ground-floor cloakroom add flexibility. The contemporary kitchen has been thoughtfully opened into the expansive living and dining area, creating a stunning open-plan space that perfectly embodies modern family living.

THE LIVING ROOM & DINING AREA



The main living area on the ground floor has been thoughtfully designed by combining the original lounge and dining room into a bright, spacious dual-aspect space. This versatile layout offers endless possibilities for a buyer to tailor their ideal living and entertaining zones. A set of patio doors opens directly onto a generous deck, seamlessly extending the indoor space outdoors.

THE KITCHEN

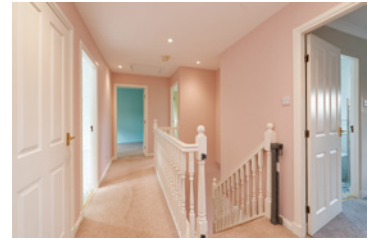


The contemporary open-plan kitchen is thoughtfully designed with sleek modern units, high-quality appliances, and a classic Belfast sink. The units are complemented by a central island that houses the induction hob and also serves as a breakfast bar, creating a practical and social focal point. A utility area is seamlessly integrated into the layout, offering additional functionality without compromising on space. Large windows provide a tranquil view of the garden, making this an inviting and light-filled space day in and day out.



BEDROOM 5 / STUDY





The first-floor landing provides access to all four bedrooms, the family bathroom, and a spacious loft offering excellent additional storage. Bedroom one is a generous double, benefiting from abundant natural light, large integrated wardrobes, and ample space for a full range of bedroom furniture. It also features a stylish en-suite shower room with contemporary tiling and a large walk-in shower. Bedroom two is another well-proportioned double with its own modern en-suite shower room. Bedrooms three and four also enjoy integrated wardrobes and are ideal as children's rooms, guest bedrooms, or home offices. The internal accommodation is completed by the family bathroom, which features attractive partial tiling, a white three-piece suite, and a mains shower over the bath.

THE BATHROOM



BEDROOM 1



THIS IMAGE HAS BEEN VIRTUALLY STAGED



features a stylish en-suite shower room with contemporary tiling and a large walk-in shower



BEDROOM 2



another well-proportioned double with its own modern en-suite shower room



BEDROOM 3



BEDROOM 4



Externally, the property occupies a generous plot on the western edge of the development, offering a sense of space and privacy. The fully enclosed rear garden is predominantly laid to lawn and benefits from a westerly aspect, making it ideal for enjoying the afternoon and evening sun. At the front, the garden is also laid to lawn with a mature, well-established border that adds character and kerb appeal. A large multi-car driveway provides ample off-street parking and leads to a detached double garage.

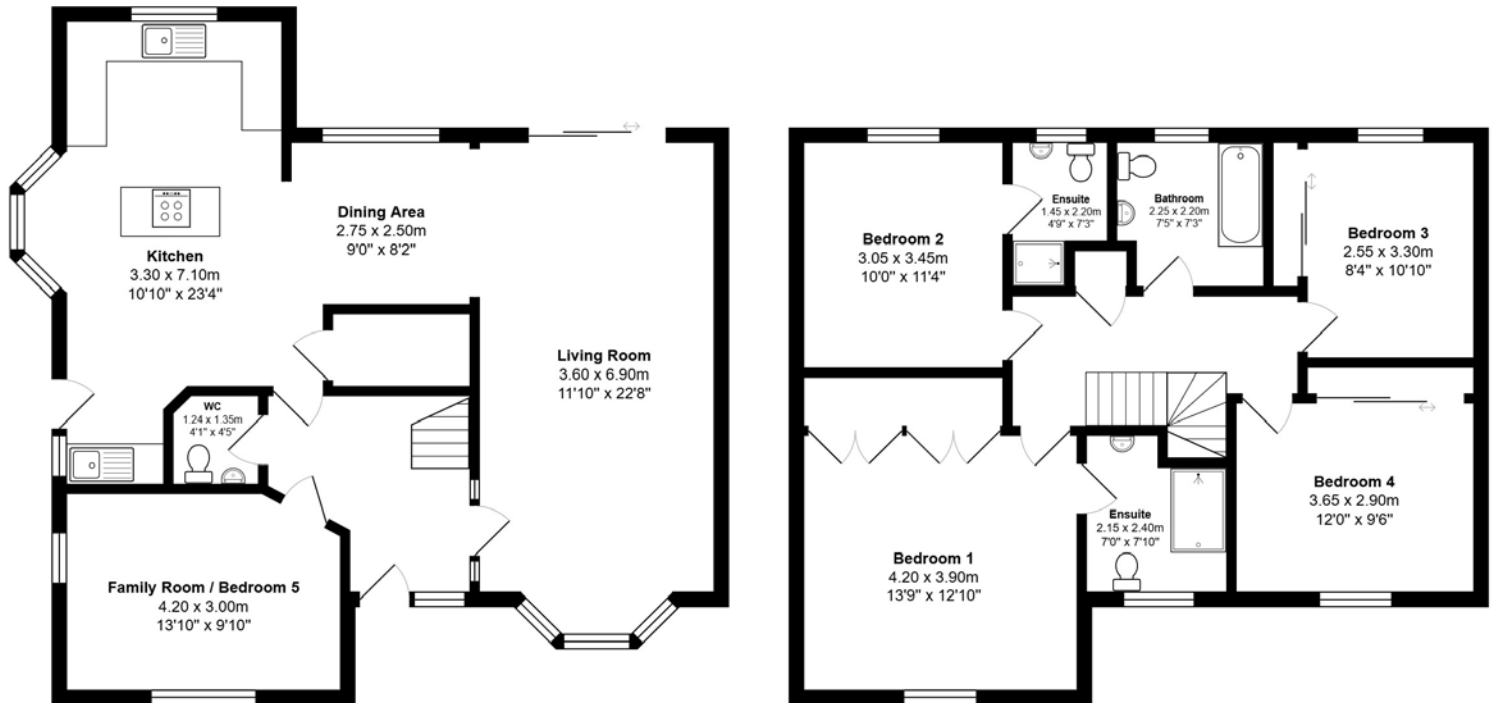
Viewing will be essential to fully appreciate the attention to detail evident throughout the superbly upgraded family home.

EXTERNALS



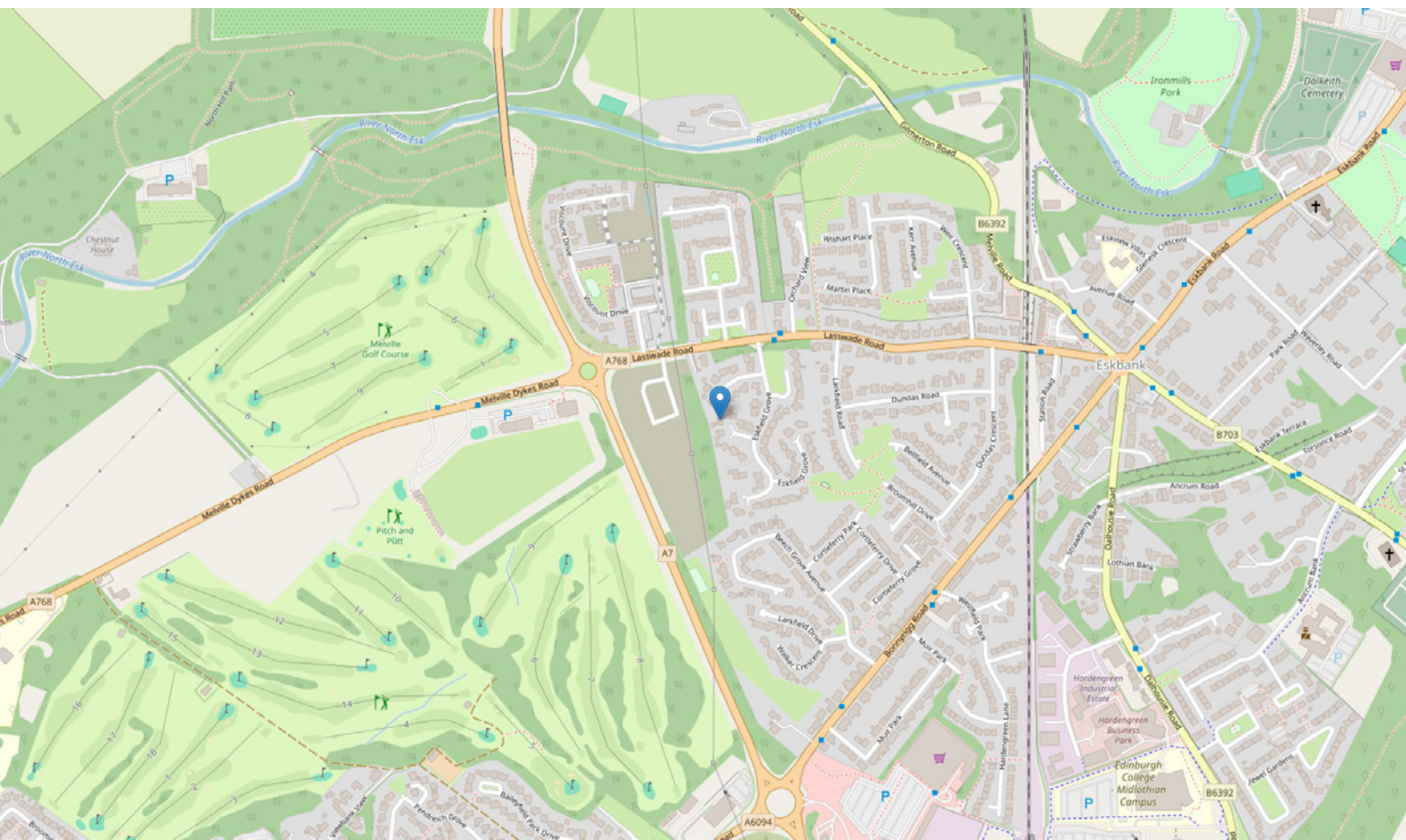


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 168m² | EPC Rating: C



THE LOCATION

Just eight miles from Edinburgh city centre, Eskbank offers families the ideal balance of peaceful surroundings, strong community spirit, and excellent connectivity. Set in the heart of Midlothian, this sought-after area is known for its green spaces, great schools, and relaxed pace of life, all within easy reach of the capital. Weekends here are made for the outdoors. Children can explore the woodland trails along the River North Esk and Benbught Woods, while Dalkeith Country Park and King's Park offer wide open spaces for family picnics, nature walks, and outdoor play. Whether it's riding bikes or spotting wildlife, there's always an adventure close to home.





Keeping active is easy, with Lasswade Leisure Centre and the flagship David Lloyd Club nearby, both offering swimming pools, fitness classes, and kids' activities. For sporty families, there are also several golf courses and sports clubs in the area.

Eskbank has a welcoming, family-friendly vibe with local cafés, restaurants, and everyday shops close by. A 24-hour supermarket is just minutes away, and larger shopping trips are simple with Straiton and Fort Kinnaird retail parks a short drive from home. Education is a real highlight, with well-regarded primary and secondary schools in the area and coach transport available to a range of top Edinburgh private schools, giving your children the best possible start.

For commuting parents, Eskbank is ideally placed. The local train station gets you into central Edinburgh in around 20 minutes, while excellent road links connect you to the City Bypass, Edinburgh Royal Infirmary, Shawfair Park and Ride, and Edinburgh Airport.

With space to grow, nature on your doorstep, and everything your family needs close at hand, Eskbank is a place where you can truly put down roots and feel at home.



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