

25 Eskfield Grove

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3FA



*Superb four-bedroom detached house
with a generous south-facing garden*



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McEwan Fraser is delighted to present this superb four-bedroom detached house to the market. The property occupies a fantastic plot with a generous south-facing garden in an established modern development. The property has recently seen the addition of an exceptional garden annexe with a lounge/kitchen, a studio and a shower room which has endless possibilities. Internally, the main house boasts four excellent double bedrooms, two of which have en-suite shower rooms, a family bathroom, three public rooms, a large dining kitchen, a utility room, and a wide welcoming hallway with cloakroom/WC. Further benefits include gas central heating, double glazing, a large driveway, and a detached double garage.

THE LIVING ROOM



The accommodation is focused on a spacious through lounge that has excellent levels of natural light and plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal living space. A double door from the living room opens into a spacious dining room which creates a lovely flow to the entertaining space. The ground floor also has an additional family room which could be used as a cosy sitting room, a playroom, or a spacious home office.

THE DINING ROOM



THE FAMILY ROOM

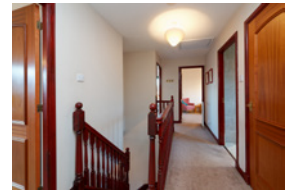


THE KITCHEN & UTILITY



The ground floor accommodation also includes a generous dining kitchen that enjoys a full range of base and wall-mounted units which are topped with stone worksurfaces and offer plenty of prep and storage space. There is a mixture of quality integrated and freestanding appliances including a 5-ring gas hob and a dishwasher. The attached utility room provides additional storage and laundry facilities.





The first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a spacious double with excellent levels of natural light, a large integrated wardrobe, and plenty of space for a full suite of supporting furniture. The attached en-suite shower room has contemporary tiling, a white suite, and a large walk-in shower. Bedroom two is a further generous bedroom with integrated wardrobes and a beautiful en-suite shower room. The en-suite has been upgraded and is beautifully finished. The third and fourth bedrooms also enjoy integrated wardrobes. Internal accommodation is completed by the family bathroom which has also been upgraded. With full contemporary tiling and a beautiful suite, the bathroom is a real show-stopper.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



The garden annexe to the rear of the property sits on proper foundations, is fully insulated, has electric heating, double-glazing a fitted kitchen and a shower room. The second room is currently used as a playroom.

THE GARDEN ANNEXE





Externally the house sits on an extremely large plot on the southern edge of the development with one immediate neighbour. The rear garden is fully enclosed and boasts an almost perfect southerly aspect ensuring bright sunshine all day in the summer months.

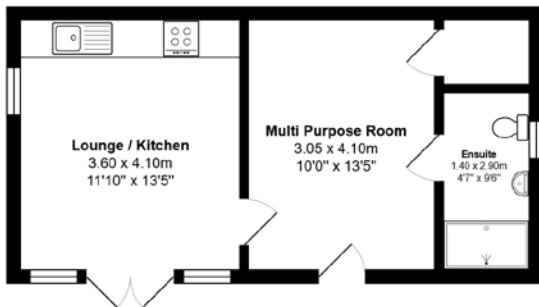
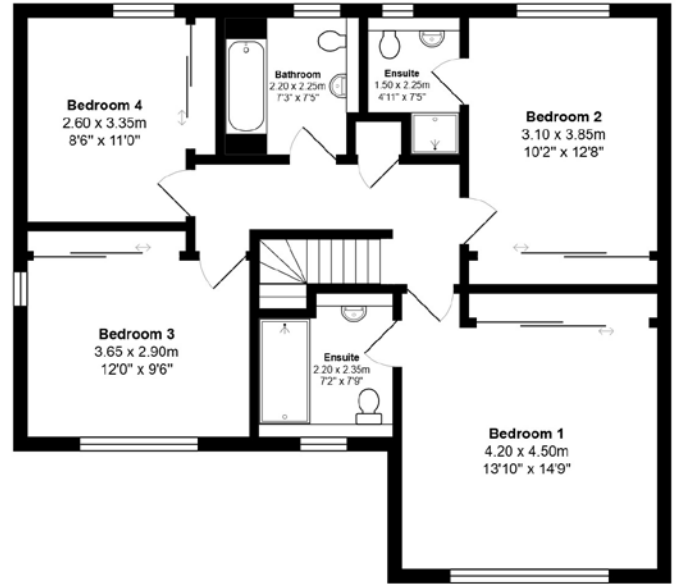
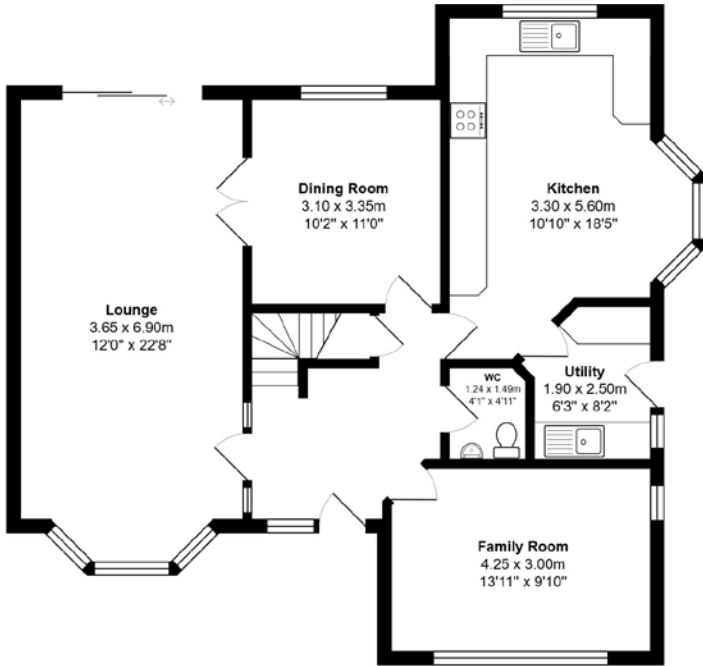
This is an immensely attractive family home and a viewing will be essential to fully appreciate all that it has to offer.

EXTERNALS



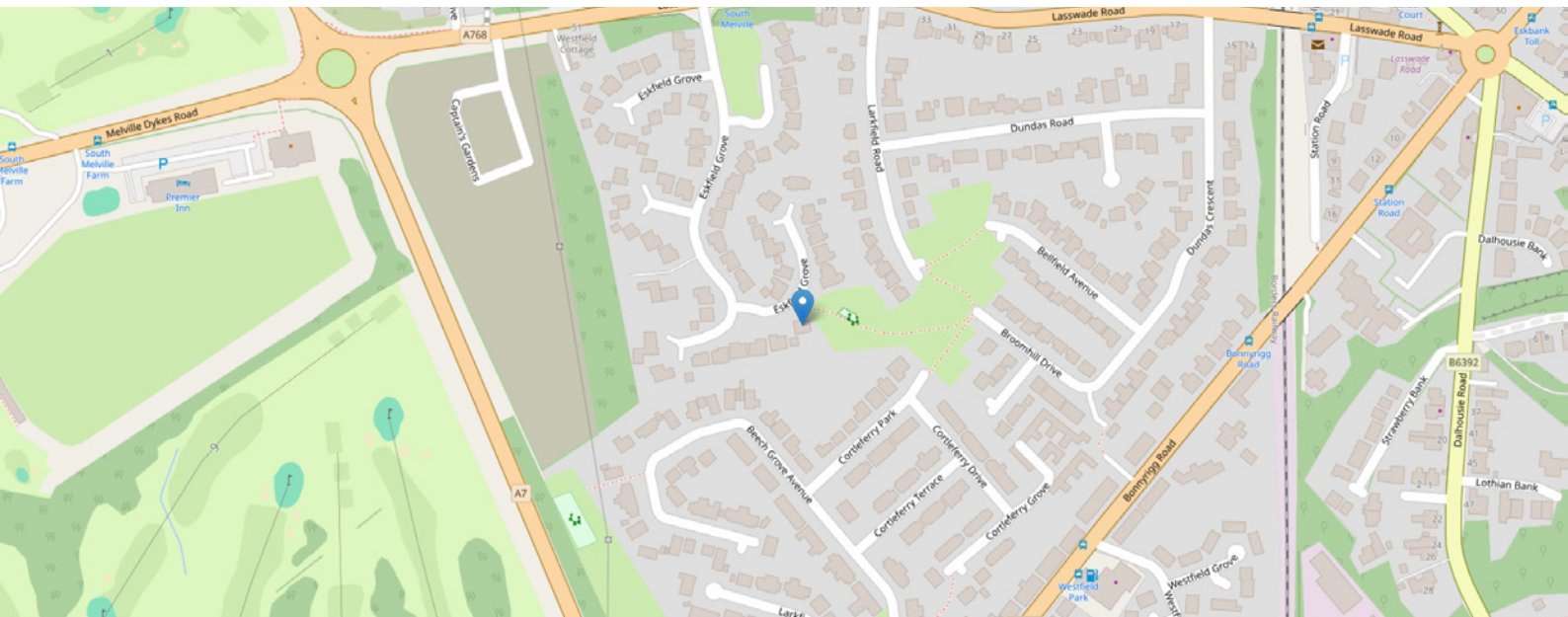


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

Eskbank lies around 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers a breathtaking valley where walk and cycle paths can be found on the banks of the River North Esk and Benbught Woods. Other outdoor pursuits include Dalkeith Country Park and King's Park.





Nearby Lasswade Leisure Centre and the newly opened flagship David Lloyd Club each offer a swimming pool, gym, and fitness classes, and there is a range of golf courses nearby. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a 24-hour supermarket within easy reach. Straiton and Fort Kinnaird Retail Parks are a short drive away. There are well-respected primary and secondary schools in the local area and coach transportation to some of Edinburgh's private schools.

The area further benefits from excellent transport facilities, with its train station taking you into the capital in about 20 minutes. Regular buses and its proximity to Edinburgh Royal Infirmary, Shawfair Park and Ride, the City Bypass and Edinburgh Airport make this an ideal location for commuting.



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