



4 Broomhill Park, Dalkeith, Midlothian, EH22 3JX



Welcome

Welcome to 4 Broomhill Park, Eskbank, a lovely bright and spacious, generously proportioned four-bedroom detached house with flexible family living accommodation, quietly positioned in a cul de sac within the desirable Eskbank district of Midlothian. Situated close to excellent amenities and commuting links the property is suitable for professional couples and families alike. This gorgeous home is presented in excellent condition throughout having been upgraded by its current owners and benefits from double glazing, gas central heating, driveway, and private garden grounds. Given the design and flexible layout of the property, the superb, quiet, sought after location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance porch with storage
- Reception hallway
- Spacious living and dining room with front facing window and patio doors to the rear
- Newly fitted kitchen with a range of base and wall units, electric cooker, extractor, integrated fridge freezer and integrated dishwasher
- Utility room with rear garden access
- Ground floor shower room with electric shower, wc, sink, and roof Velux window
- Ground floor bedroom four/family room with front facing bay style window
- Upper hallway with window to the side, airing cupboard, and loft access
- Part floored loft with light, accessed via a loft ladder
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with front facing window
- Family bathroom with three-piece white suite and electric shower over the bath
- Double glazing, gas central heating, and alarm system
- Lovely private garden grounds to the front, and rear, with a small summerhouse, providing a gorgeous space for outside entertaining and relaxation
- Monoblock driveway for off-street parking







Eskbank

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a Tesco Superstore nearby. 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 and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

Extras


All floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods, and the summerhouse. Other items available by separate negotiation. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.



Get in touch

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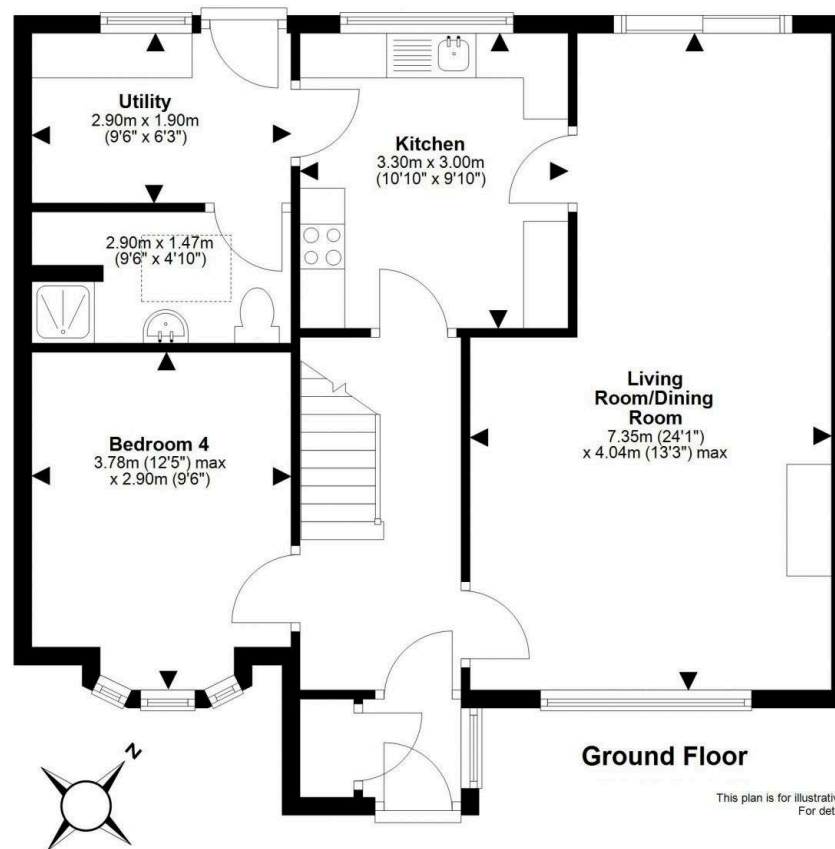
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

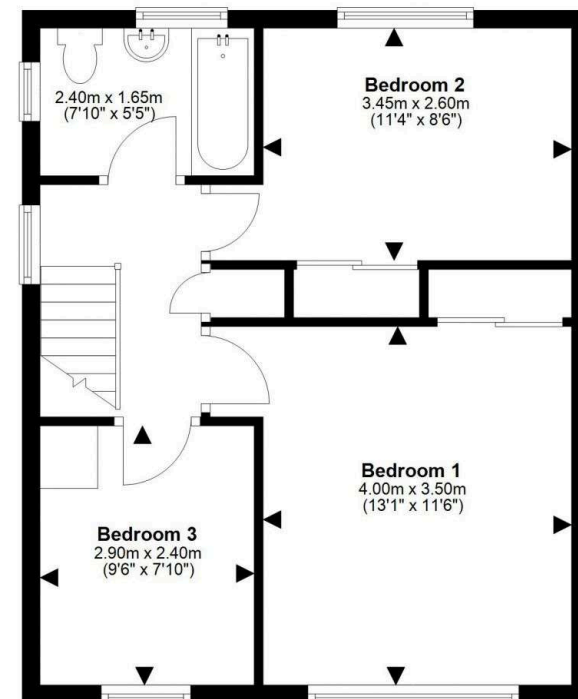
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.