







## Welcome

This stunning detached family home has been beautifully maintained and upgraded by the current owners, offering spacious, flexible accommodation in true walk-in condition. Viewing is essential to fully appreciate the size, standard and versatility of this impressive property.

The accommodation is arranged over two levels. On the ground floor, an exceptionally bright and spacious dual-aspect living room features a box-bay window to the front and patio doors opening directly onto the beautifully maintained rear garden.

The enviably sized kitchen and dining room provides a superb space for cooking, dining and entertaining. It is fitted with an extensive range of cream wall and base units, generous worktop space and integrated appliances, including a double oven, microwave, fridge, dishwasher and washer dryer. A useful utility area provides direct access to the substantial double garage, currently used as a workshop and offering excellent parking and storage space.

The ground floor is completed by a WC and several useful storage cupboards. On the upper level, a spacious dual-aspect mezzanine room offers excellent flexibility and would make an ideal family room, home office or fifth bedroom.

The principal bedroom is situated to the rear and benefits from twin mirrored wardrobes and a generous en-suite bathroom, complete with a double-ended bath, separate shower cubicle, WC and wash-hand basin. There are three further well-proportioned double bedrooms, all benefiting from built-in storage, together with a stylish modern family shower room.

Externally, the beautifully landscaped rear garden has been lovingly maintained and features a well-manicured lawn, mature planting and a patio area ideal for alfresco dining and entertaining. To the front, a private driveway provides parking for up to three vehicles.

A truly exceptional family home offering generous accommodation, GCH, and double glazing, excellent storage and beautifully presented gardens.









## Eskbank

Eskbank is widely regarded as one of Midlothian's most desirable residential locations, offering the perfect balance of peaceful surroundings and exceptional convenience. Renowned for its attractive homes, leafy streets and strong sense of community, it is a highly sought-after setting for families and commuters alike.

42 Eskfield Grove enjoys a prime position within this prestigious development, with excellent local amenities close at hand, including highly regarded primary and secondary schooling, a wide selection of shops, cafés and restaurants, leisure facilities and scenic walks through nearby parks and woodland. Eskbank Railway Station is just a short distance away, providing regular services into Edinburgh city centre, while the City Bypass offers swift access to Edinburgh Airport, the central motorway network and beyond.

With beautiful countryside on the doorstep, excellent transport links and every day-to-day convenience within easy reach, Eskbank offers an outstanding lifestyle in one of Midlothian's most desirable addresses

## Extras

Included within the sale is the wall mounted tv in the kitchen and 2 breakfast bar stools, window coverings and light fittings.



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# Get in touch

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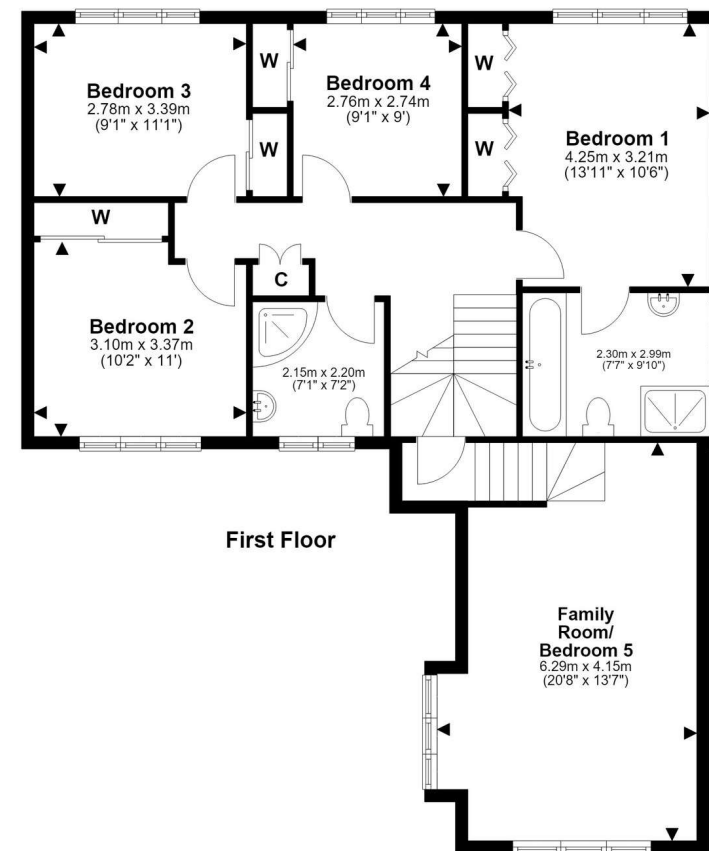
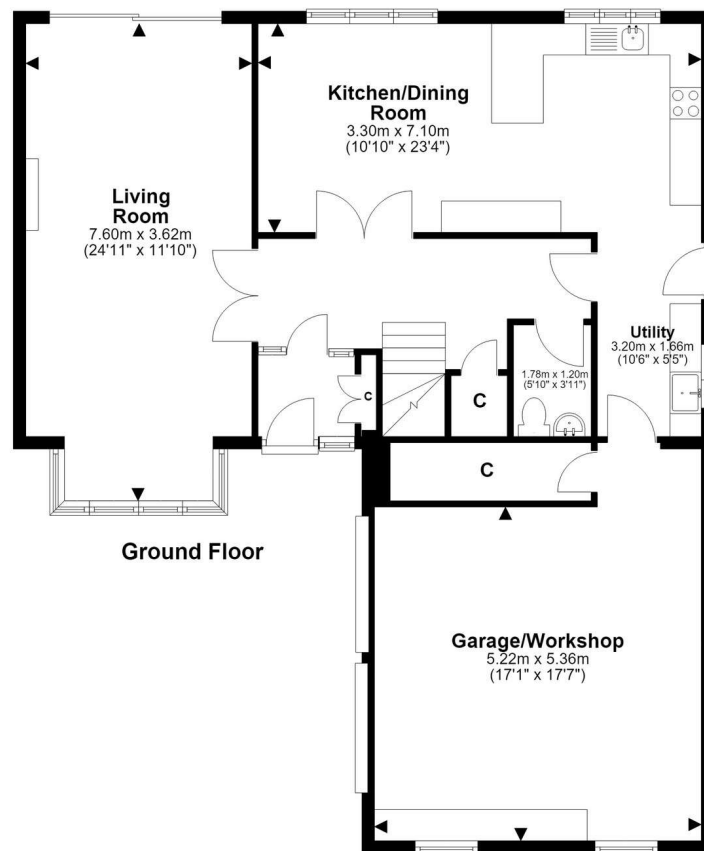
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

