





Welcome

Welcome to Larkfield Drive, a two-bedroom semi-detached bungalow occupying a generous plot in the highly regarded Eskbank area of Midlothian. Offering well-proportioned accommodation, a conservatory, garage and driveway, the property is complemented by attractive gardens which wrap around the home, providing an excellent degree of outdoor space and privacy. The property is also ideally placed within a short walk of Eskbank Railway Station, offering convenient links into Edinburgh.

Of particular appeal is the property's potential for future development and enhancement. The generous plot may offer scope to extend the existing accommodation outwards, while there may also be potential to develop into the attic space, subject to obtaining the appropriate planning permission and building warrants. This offers an excellent opportunity to create a bespoke home in a sought-after location, with genuine scope to add value and tailor the accommodation to individual requirements.

- Entrance vestibule
- Reception hallway
- Front facing living room
- Fitted kitchen
- Generous conservatory
- Two double bedrooms
- Bathroom presented as a shower room
- Hatch to attic, floored and accessed by a fixed ladder
- Gas central heating
- Double glazing
- Beautiful gardens to the front, side and rear
- Garage and driveway with further on street parking available







Eskbank

Eskbank is a highly regarded residential area of Midlothian, ideally positioned on the outskirts of Dalkeith and within easy reach of Edinburgh. The area offers an appealing combination of established residential surroundings, excellent local amenities and convenient transport links. Nearby Dalkeith provides a good selection of shops, cafés, restaurants and everyday facilities, while Straiton Retail Park is also readily accessible. For commuters, Eskbank railway station provides regular services towards Edinburgh, with excellent road connections via the A7 and A68 providing easy access to the city centre and surrounding areas. The area is also well placed for access to a range of schools and leisure facilities, with the beautiful open spaces of Dalkeith Country Park close by. Eskbank's attractive setting, coupled with its accessibility and range of amenities, makes it a popular choice for families, professionals and those seeking a quieter lifestyle within easy reach of Edinburgh.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all kitchen appliances and the garden shed. No warranty applies to any integrated appliances, freestanding white goods or any other movable items included in the sale.





Get in touch

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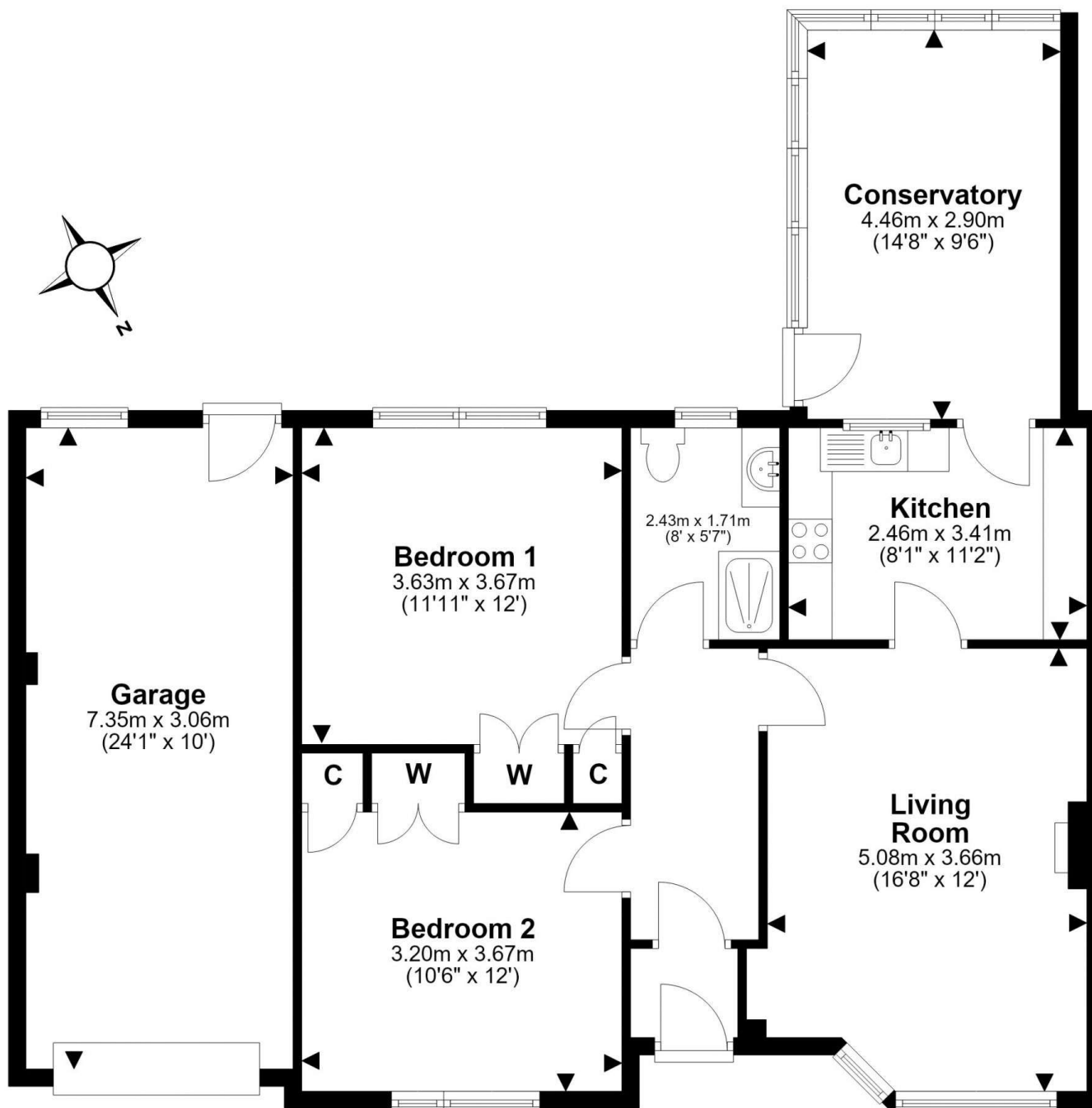
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Bruntsfield Office:

103-105 Bruntsfield Place,
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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 area, please refer to the Home Report.