

OFFERS OVER £389,950

42 Hardengreen Lane
Eskbank, EH22 3NA

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- Detached 4 bed family home
- Bright and spacious living room
- Modern kitchen with integrated appliances
- Large conservatory leading to private back garden
- Gas central heating
- Integral garage

Description

Situated in the sought-after area of Eskbank, 42 Hardengreen Lane presents an excellent opportunity to acquire a spacious (121sqm) detached family home offering generous accommodation over two floors. With four bedrooms, a bright living and dining room, and an integral garage, this property offers a versatile layout suited to a variety of modern family lifestyles.

Upon entering, the ground floor leads into a welcoming hallway, providing access to the principal living areas and staircase to the upper floor. The spacious living and dining room offers an inviting setting for both everyday relaxation and entertaining.

The modern kitchen provides a practical and functional space. A convenient ground-floor WC and integral garage add further practicality to the accommodation.

On the first floor, the property boasts four bedrooms, offering flexibility for family living, guest accommodation or home working. The principal bedroom benefits from an en-suite shower room, while a separate family bathroom serves the remaining bedrooms.





Central Heating and double glazing

The property benefits from gas central heating and double-glazing is fitted throughout.

Garden and parking

The property benefits from its own private garden space, integral garage and driveway.

Location

Eskbank is a highly regarded residential area in Midlothian, offering an appealing blend of suburban tranquillity, local amenities and convenient transport links. Popular with families and commuters alike, the area benefits from a selection of local shops, cafés, restaurants and well-regarded schooling, with the nearby town of Dalkeith providing a wider range of shopping and leisure facilities.

The area is particularly attractive for outdoor enthusiasts, with the beautiful Dalkeith Country Park and Ironmills Park offering opportunities for scenic walks, family outings and enjoying the outdoors. Midlothian Council.

Council Tax and EPC

Council Tax band F and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £395,000, and a link to the Home Report is available from the ESPC website.

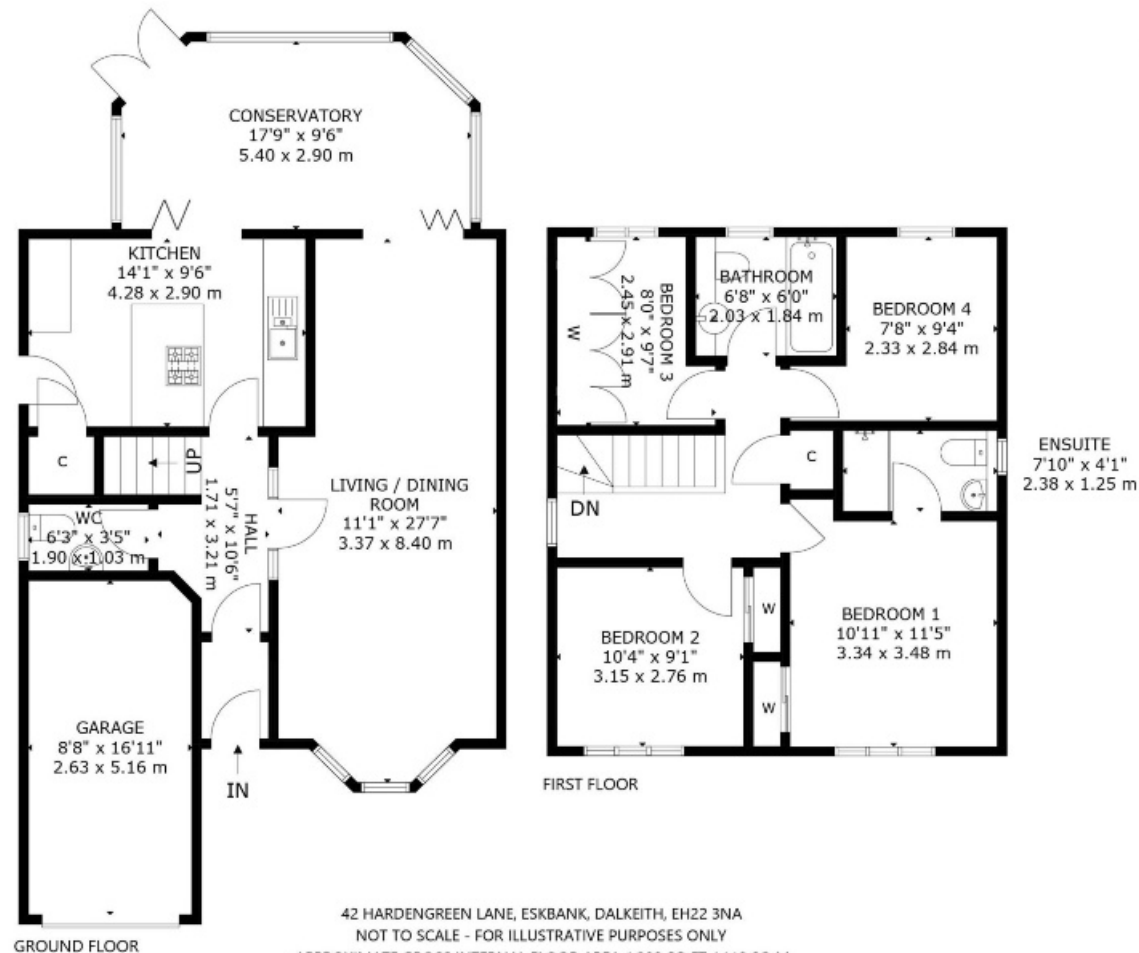
Viewing

By appointment with the Agent, telephone 0131 229 3399.

Extras

Included in the sale are the integrated kitchen appliances, dish washer, wine fridge, washing machine and fridge freezer.





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