



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**33 LASSWADE ROAD**

Eskbank, Dalkeith, Midlothian, EH22 3EE



## BEAUTIFULLY PRESENTED DETACHED HOUSE

Occupying a generous plot on an established street in Eskbank, this detached house is beautifully presented with stylish, modern interiors and enjoys four bedrooms, two reception areas, a dining kitchen, a bathroom, and a shower room, plus a generous, south-facing garden, a garage, and a private driveway.

The house offers instant kerb appeal and the front door is approached via a pathway flanked by well-tended lawns. A vestibule welcomes you into the home and leads through to an airy hallway with built-in storage and space for furniture items, where the stylish, contemporary interiors are introduced with chic accent wallpaper and modern wood-styled flooring. Stepping through double doors at the end of the hall reveals a spacious, south-facing living room with lovely views of the garden and plenty of space for furniture. Earthy-toned décor is accompanied by an accent wall framing a striking monochrome fireplace with a working open fire, and the room is carpeted for optimum comfort underfoot. The living room affords access to a conservatory, representing a versatile second reception area with various options for use, including a second sitting area, a dining area, or a children's play room, with direct access to the garden. Neighbouring the living room is a kitchen, where space is also provided for a dining area. Timeless cream-coloured cabinets are accompanied by spacious worktops, a ceramic sink, and on-trend metro-tiled splashbacks. A utility room (with external access) supplements the kitchen.

### FEATURES

- Beautifully presented detached house
- Vestibule and hall with storage
- Spacious south-facing living room
- Versatile conservatory
- Spacious dining kitchen
- Principal bedroom with en-suite shower room
- Three further double bedrooms
- Four-piece family bathroom
- Useful utility room
- Generous rear garden
- Single garage and private driveway







## FOUR DOUBLE BEDROOMS

Returning back through the hall, you reach two double bedrooms. The principal bedroom is accompanied by twin built-in wardrobes (flanking a wall with a TV recess) and an en-suite shower room comprising a deluxe walk-in enclosure, a countertop basin, a WC, and a wealth of vanity storage, all enveloped by stylish wall and floor tiling. A four-piece family bathroom completes the ground-floor accommodation and comes replete with a large walk-in shower enclosure, a separate bath with a shower attachment, a contemporary basin, a WC, and a large mirror, all set against attractive, neutrally toned tiling. The remaining two bedrooms can be found on the first floor, accessed via sky-lit landing. The bedrooms both enjoy neutral décor, fitted carpets, skylight windows, and access to the eave's storage.





## GENEROUS PLOT ON AN ESTABLISHED STREET

Externally, owing to its large plot, the home is complemented by generous gardens. The front garden features lawns and leafy hedges, whilst the rear garden is favourably south-facing and includes a large, manicured lawn bordered by mature trees (including a monkey tree and an apple tree) and gravelled areas, and spacious patios for outdoor seating and barbecues. Excellent off-street parking is provided by a single garage and a private driveway.

Extras: Kitchen appliances including a Rangemaster cooker with an integrated extractor hood, an integrated microwave, an integrated dishwasher, an integrated drinks fridge, a freestanding Rangemaster fridge/freezer, a wine cooler, a washing machine, and a dryer will be included in the sale. An EV charging point is also installed at the property. Please note, no warranties or guarantees shall be provided for the appliances.

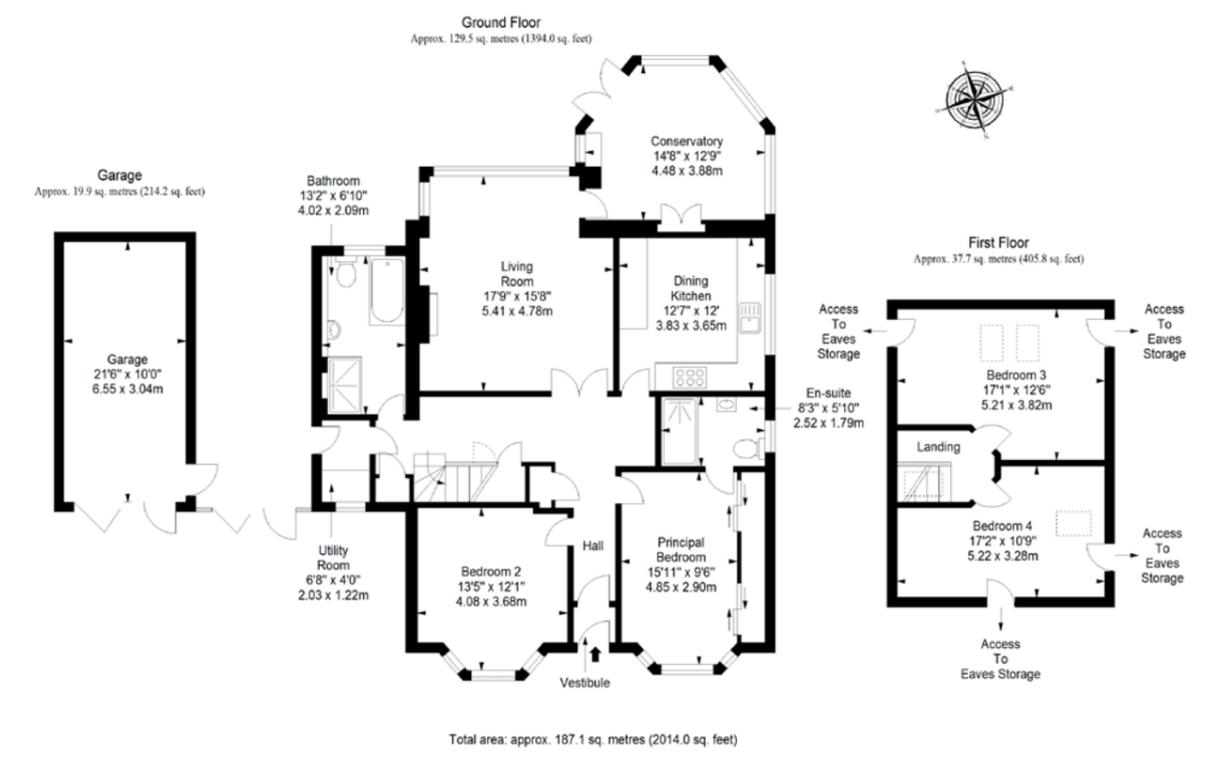




## ESKBANK

The much sought-after residential area of Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers outstanding natural beauty, including a breath-taking valley where tranquil walks and cycle paths can be found on the banks of the River North Esk and Benbught Woods. For picnics and family days out, nearby Vogrie Country Park and King's Park are both ideal locations, and for more energetic pursuits, King's Park offers tennis courts, a bowling green, a pitch and putt, and a playground. Nearby Lasswade Leisure Centre offers a swimming pool, gym, and fitness classes, and you are also spoilt for choice with a range of golf courses. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a large 24-hour supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away, boasting over 100 high-street outlets combined. Eskbank has nearby primary schools and secondary schools in neighbouring Dalkeith. The area further benefits from excellent transport facilities, with its own train station taking you into the capital in 20-minutes. Regular buses and its proximity to the City Bypass and Edinburgh International Airport make this an ideal location for commuting.

EPC RATING: **D** COUNCIL TAX BAND: **F** VIEWINGS  
 By appointment with Gilson Gray on 01620 893 481





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