



Solicitors & Estate Agents










Offers Over

£270,000

33 Hardengreen Lane

Eskbank | Dalkeith | Midlothian | EH22 3NA

An excellent opportunity has arisen to purchase this rarely available 3 bedroom semi-detached house, forming part of an established modern development in the sought after Eskbank district of Midlothian. The property is conveniently positioned for access to excellent transport links including frequent bus services, Eskbank train station just a short walk from the property and the City Bypass just a short drive away.

-  3 Bedrooms
-  2 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating –C
-  Council Tax Band - E



Description

Forming part of a pleasant cul-de-sac setting, this impressive property benefits from attractive private gardens including a secluded south-west facing rear garden and driveway for 2 cars. Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to a wide variety of buyers and merits internal viewing to be fully appreciated. Enhanced by a light and stylish interior, the well presented accommodation comprises; entrance vestibule with storage provisions. There is a lovely front-facing lounge with open plan carpeted staircase leading to the upper floor. Situated to the rear is a sizeable dining kitchen with French doors leading to the sunny garden. The kitchen itself is fitted with a bespoke range of wall and base units with complementary worktops incorporating the built-in 5 ring gas hob with hood above, separate built-in double oven with integrated dishwasher and fridge freezer. Upstairs leads to the three sizeable bedrooms, all with built-in storage and the stylish bathroom comprises of a white three piece suite with built-in vanity unit and mains shower over bath. Further benefits include a partially floored attic with light offering additional storage space, double glazing and a gas central heating system with condensing boiler (2020).



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, hood, double oven, integrated fridge freezer and dishwasher.

Gardens and driveway

There is an attractive private garden to the front of the property, laid to lawn with decorative plants and shrubs. Situated to the side, is a 2-car driveway, providing valuable off-street parking. Located to the rear is a delightful secluded rear private garden, benefiting from a sunny south-west facing aspect, where you can enjoy the sun for the most part of the day. The established garden is laid to lawn with an array of plants and shrubs with a large decked patio and garden shed.

Factors

Greenbelt Group are the Factoring Agents for the development, to which an annual fee of approx. £248.00 is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

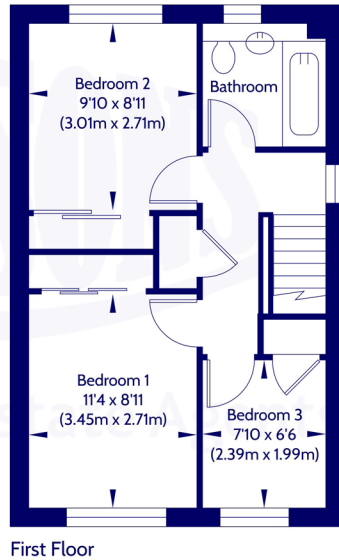
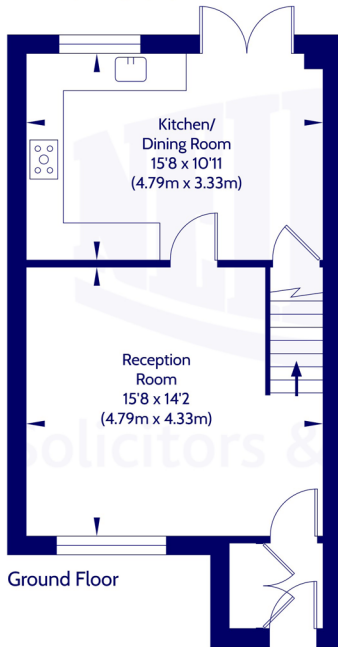
The leafy suburb of Eskbank is located approx. 7 miles from Edinburgh's City Centre and is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand linking Edinburgh Airport and the West, and to the beautiful villages, beaches and golf courses of East Lothian to the East. Eskbank train station is only a short walk away and there are a wide range of bus routes through Eskbank, with the Park & Ride at Shawfair just a couple of minutes beyond the nearby Sheriffhall roundabout. Edinburgh Royal Infirmary and the Sick Kids Hospital are also within easy reach. There are a host of convenient amenities in close proximity including a large Tesco Superstore with a variety of additional shops, restaurants, cafes, pubs and high street shops available in Dalkeith, just a few minutes drive. Further shopping is available at nearby Straiton and Fort Kinnaird Retail parks. There are great leisure facilities in the surrounding area to enjoy, including a variety of golf courses (Newbattle, Broomieknowe, Kings Acre, Melville), the iconic Dalkeith Country Park, plus beautiful walks in historic Newbattle Woods and Abbey grounds. The house is in the catchment for excellent nursery, primary and secondary schools.



Approx. Internal Area 76.82 Sq M / 827 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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