



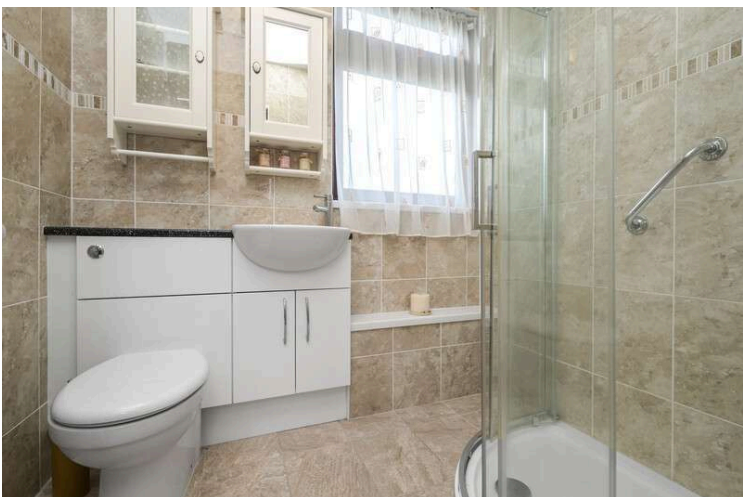
3 Westfield Grove, Eskbank, Midlothian, EH22 3JH

www.mcdougallmcqueen.co.uk



Lovely and spacious family home brought to the market by McDougall McQueen, providing superb value for money in this desirable area. We are delighted to offer this lovely, bright, and spacious, rarely available three-bedroom, semi-detached house, set within a quiet cul de sac in a much sought-after area in Eskbank. Superbly placed for a great range of amenities in Bonnyrigg and Dalkeith including shops, restaurants, and supermarkets, with excellent road, bus, and rail links nearby, this property is ideal for families and professional couples alike. The property is presented in good clean condition and is enhanced with double glazing, gas central heating, private garden grounds, and a gated driveway for off-street parking.

- Much sought after rarely available location
- Entrance hall with stairs to the upper level and storage
- Spacious living room with front facing picture window and wall mounted electric fire
- Breakfasting kitchen with a range of wall and base units, store cupboard, hob, and American style fridge freezer
- Ground floor shower room, with electric shower, wc and sink with vanity unit
- Upper hallway with loft access and store cupboard
- Main bedroom with front facing window, built-in full width wardrobes and store cupboard
- Bedroom two with rear facing window, fitted wardrobes and store cupboard
- Bedroom three with rear facing window, built-in fitted wardrobes, and store cupboard
- Double glazing and gas central heating
- Private front and rear gardens with side access which are ideal for entertaining
- Gated driveway for off-street parking



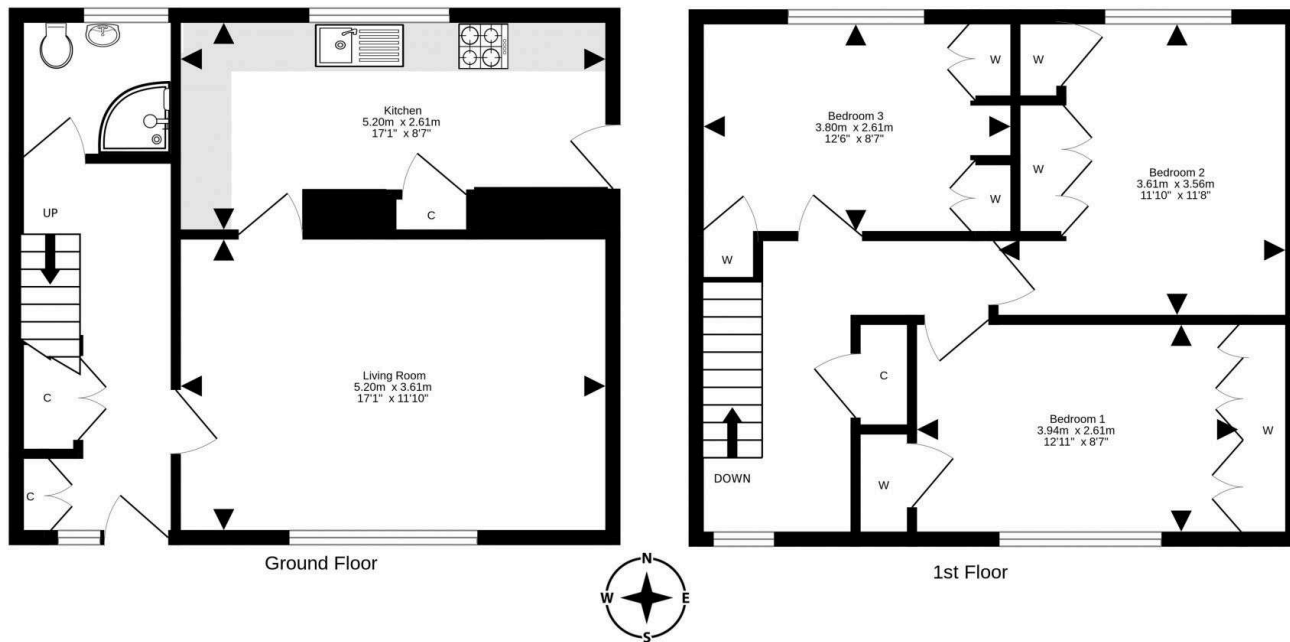
Location

The highly desirable and historical area of Eskbank is a much sought-after location within Midlothian providing a vast range of houses and buildings dating back to Edwardian and Victorian times with additional new build housing estates providing the choice for a vast range of potential purchasers. There are a range of local shops and recreational facilities within easy reach including golf courses and sporting facilities with the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg providing further choice. A wider selection of retail outlets can be found close-by at Fort Kinnaird, Straiton Retail Park, and Cameron Toll. The area is served by a Tesco Superstore with big name drive-through eateries close-by. Local schooling is excellent with the highly-acclaimed King's Park and Lasswade Primary schools nearby with High School Education available in Lasswade High and Dalkeith Campus. Eskbank is popular with commuters with easy access to the City Bypass with regular public transport links to the City Centre. The borders rail line provides a fast and efficient link between the Borders, Midlothian, and Edinburgh with Eskbank having its own train station further enhancing the area and providing a marvellous alternative for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, American style fridge freezer and garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

