



Solicitors & Estate Agents










Offers Over

£320,000

3 Cortleferry Grove

Eskbank | Midlothian | EH22 3HX

A tremendous opportunity has arisen to acquire this generously-proportioned three bedroom semi-detached bungalow nicely nestled into a quiet residential pocket of the desirable Eskbank district. Boasting large private gardens and a single garage while being close to excellent amenities and commuting links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises of; welcoming entrance vestibule, hallway, bright and spacious lounge with a gas fireplace, fully-fitted kitchen with tiling in splash areas and direct rear garden access, dining room with an open staircase to the first floor and an understairs storage cupboard, large ground floor double bedroom with integrated storage and ample room for freestanding furniture, first floor landing with a storage cupboard, and two further large double bedrooms both with space for different configurations and access to the eaves, and a fully-tiled bathroom suite with an over-bath shower,

The property offer excellent scope for further extension and development subject to necessary planning consents and permissions.

Further benefits include an intruder security alarm system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Low-maintenance private garden grounds can be found to both the front and rear of the property linked with a side access gate. The rear garden is large in size and offers tons of potential for landscaping for new residents to make their own. For the car owner, there is a sizable single garage and double driveway for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

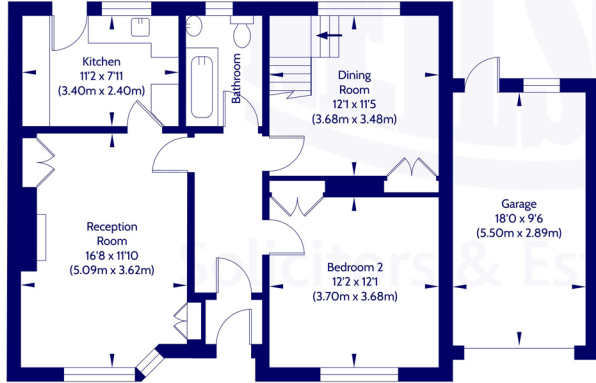
Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the city professionals. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a childrens' playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities and on hand including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling in both the private and public sectors are well catered for in the area.



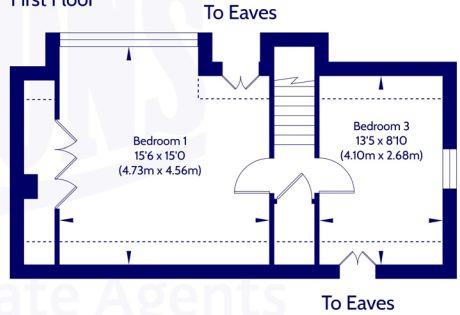
Approx. Internal Area 108.64 Sq M / 1169 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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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