



1 Hardengreen Lane  
Eskbank, Dalkeith, EH22 3NA



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# 1 Hardengreen Lane

Rarely available extended detached bungalow which offers flexible accommodation in a cul-de-sac position in this modern yet mature residential development in Eskbank.

- Welcoming Reception hall w/storage
- Spacious living room semi-open-plan to modern kitchen w/appliances
- Large conservatory off living room
- Master bedroom w/en-suite
- Second double bedroom
- Three-piece shower room
- Gas central heating & double glazing
- Private gardens to the front & rear
- Driveway & garage

Home Report: £330,000

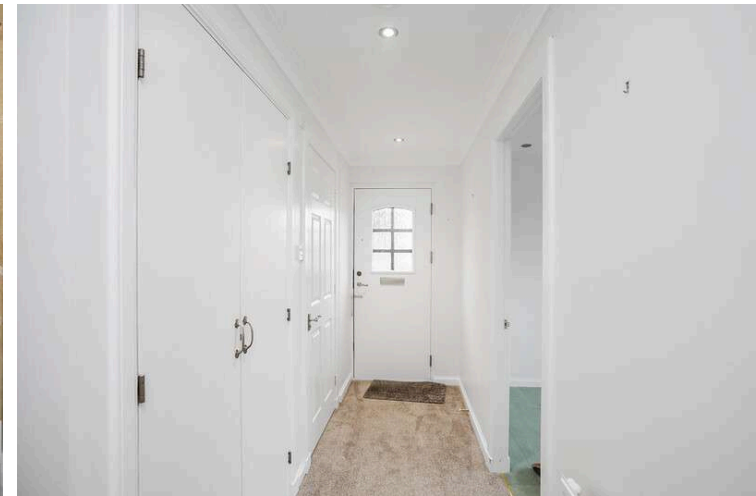
EPC Rating: C



The property, which is set behind a lovely private garden, has been well-maintained and tastefully upgraded throughout. It comprises a reception hall, spacious living room with open-plan kitchen area off and doors to a large conservatory, a master bedroom with en-suite shower room, second double bedroom and shower room.

There are mature and easily manageable areas of private garden ground to the front and rear of the building and a driveway to the side affords off-street parking and leads to a detached garage. Gas central heating and double glazed windows should help ensure a warm yet cost-effective home.

Extras: to include all fitted carpets and fitted flooring; light fixtures; oven; hob; extractor hood; fridge/freezer; and washing machine in the sale.

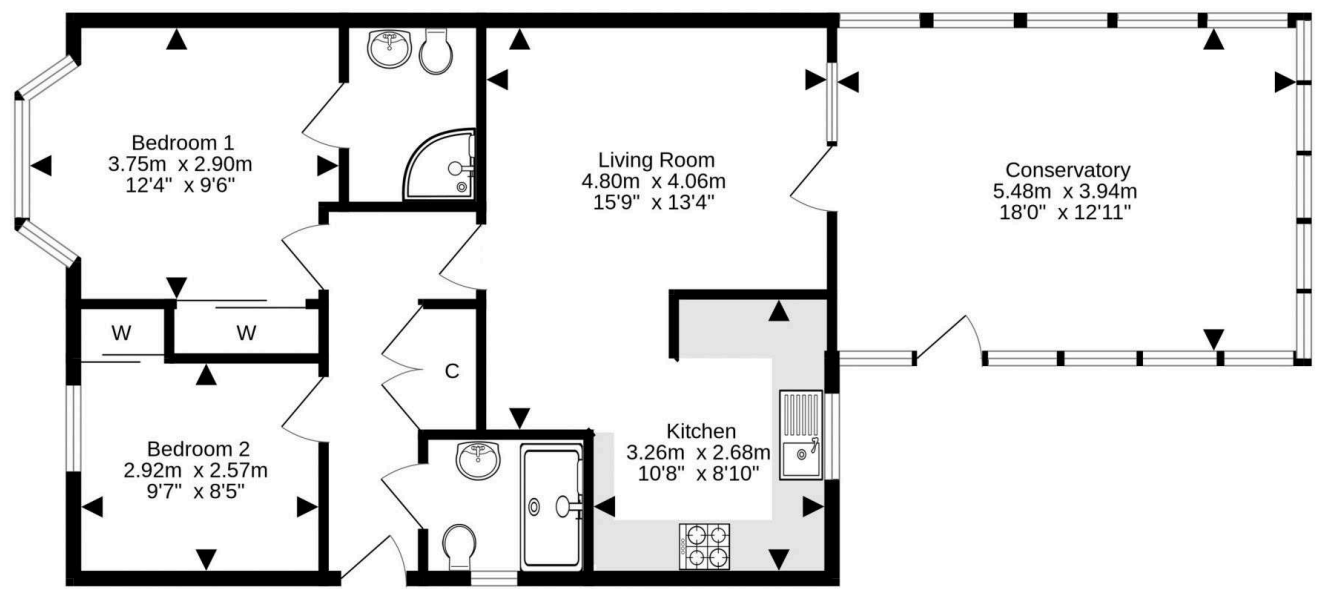




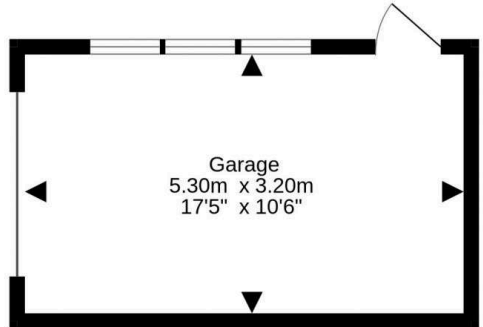




Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers a breathtaking valley where walk and cycle paths can be found on the banks of the River North Esk and Benbught Woods. Other outdoor pursuits include Dalkeith Country Park and King's Park. Nearby Lasswade Leisure Centre offers a swimming pool, gym, and fitness classes, there is a range of golf courses nearby. Eskbank enjoys a good selection of shops, cafes, and restaurants, with a 24-hour supermarket within easy reach. Straiton and Fort Kinnaird Retail Parks are a short drive away. Eskbank is within catchment of the highly regarded Kings Park primary school. 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 Airport make this an ideal location for commuting.



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.  
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