



2 Cortleferry Grove, Dalkeith, EH22 3HX



Welcome

Welcome to 2 Cortleferry Grove, a beautifully presented, generously proportioned three-bedroom semi-detached house with landscaped private gardens, driveway, and garage, which is quietly situated within the desirable Eskbank district of Midlothian. Situated close to excellent amenities and commuting links the property is suitable for professional couples and families alike. This gorgeous home is presented in walk-in condition throughout having been fully upgraded by its current owners and benefits from double glazing and gas central heating with Hive controller. Given the design and layout of the property, and the superb, quiet, sought after location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Spacious accommodation presented in superb walk-in condition throughout
- Entrance vestibule with tiled floor and glass door leading to the hallway
- Living room with front facing bay style window, log burning stove with feature fire surround, and built-in storage
- Stunning fitted dining kitchen with a range of base and wall units in grey with oak worktops, composite sink, breakfast bar, induction hob, glass splashback, extractor, oven, integrated dishwasher.
- Family room with rear facing window
- Ground floor bedroom with window to the front, and built-in wardrobes
- Gorgeous family shower room, fully tiled with rear facing window, walk-in shower with overhead raindrop shower, shower attachment, wc and sink with vanity unit, towel radiator and roof downlights
- Upper landing with built-in storage and Velux window
- Main bedroom with Dormer style window to the rear and Velux window to the front
- Double bedroom with side window, Velux window to the front, and built-in eves storage
- Double glazing with gas central heating and Hive controller
- Lovely private garden grounds to the front, side, and rear, having been landscaped, providing a gorgeous space for outside entertaining and relaxation
- Monoblock driveway for off-street parking
- Attached garage with light, power, remote electric door, and additional access from the rear garden







Eskbank

The highly desirable area of Eskbank is a much sought-after location. There are a range of local shops and recreational facilities within easy reach locally and in the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg. A wider selection of retail outlets can be found at close-by Fort Kinnaird, Straiton Retail Park and Cameron Toll, there is also a Tesco Superstore nearby. 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 and regular public transport links to the City Centre. The construction of the Borders Railway Line with a station in Eskbank further enhancing the area and providing a marvellous alternative for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.



Get in touch

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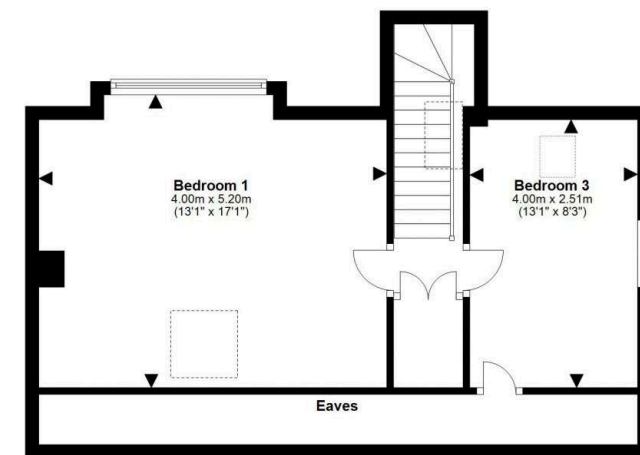
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer.