



RALPH HENDRIE LEGAL

T 0131-370-0470

F 0131-370-0471

E viewings@ralphhendrie.legal

16 Lasswade Road, ESKBANK, EH22 3EF



"OUTSTANDING DETACHED FIVE BEDROOM
STONE BUILT VILLA, FEATURING
IMMACULATE CONTEMPORARY OPEN-PLAN
INTERIORS, ON PRIME CORNER PLOT IN
DESIRABLE ESKBANK"

Offers Over
£565,000

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Characterised by a contemporary open-plan layout, stylish interiors and impressive proportions, this traditional detached bungalow has been beautifully extended to provide a spacious and flexible family home; including five bedrooms, three bathrooms and a large detached garage. The property sits on a prime corner plot in desirable Eskbank.

The white washed and slate grey facade, hint at the style and quality to come, the front door opens into a practical entrance vestibule with a glazed door leading into a vast central hall, engineered oak flooring paired with elegant neutral décor immediately exudes a warm, homely ambience. From here, you immediately get a view through to the garden, as the hall directly opens out, into the social heart of the home, a magnificent open plan space for living, dining and cooking. The vast 30ft by 20ft reception room, is cleverly zoned into distinct yet cohesive areas and boasts three huge sliding patio doors, which slide effortlessly into each other to bring the outdoors in, on those summer days. An ultra modern kitchen, sits at the heart of the space, featuring an amazing central island and granite quartz worktops, flush fitted with a 'cutting edge' downdraft extractor and induction hob. Finished in chic black doors a bank of tall units, set flush along one wall, houses a fully integrated fridge/freezer, Siemens ovens, microwave oven and warming draw. The kitchen is supplemented by a large utility room with side access door. Returning into the hall, the ground floor accommodates three spacious double bedrooms, including the lavish master bedroom, which enjoys an appealing south-facing bay window and luxurious ensuite shower room, mirroring the ground floor bathroom, which features double sink vanity and luxurious bathtub. Upstairs the loft has been converted into two vast double bedrooms, which share another luxury bathroom, fitted with four piece suite, including separate glass chrome enclosure. Gas central heating, heats the whole home including energy-efficient underfloor heating throughout the ground floor.

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ESKBANK

Eskbank is a desirable conservation area, on the outskirts of Dalkeith, approximately 7 miles south of Edinburgh city centre. Eskbank has its own railway station, offering a quick and easy commute into the city. There are good local amenities, including a general store, post office and friendly local pub/restaurant. Dalkeith offers a wider range of local amenities and Fort Kinnaird Retail Park is a short drive. The surrounding countryside offers excellent outdoor pursuits with numerous golf courses, fabulous walks along the River Esk and in Dalkeith Country Park. The Pentlands are also a short drive away. Schooling is well catered for with good primary and secondary in Dalkeith.



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Total Area: approx.
188.5 sq.metres (2029.0 sq. feet)
(Excluding Garage)



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Ralph Hendrie Legal is a trading name of Hendrie Legal Ltd Company Number 615551
Murrayburgh House, 17 Corstorphine Road, Edinburgh EH12 6DD
T 0131-370-0470 | F 0131-370-0471
E viewings@ralphhendrie.legal | W www.ralphhendrie.legal

These particulars do not form any part of any contract, all measurements are approximate and none of the appliances are warranted. Whilst we endeavour to provide accurate sales particulars interested parties are advised to satisfy themselves on any aspects of relevance to their purchase.