



6 Larkfield Drive, Eskbank, Dalkeith, Midlothian, EH22 3HN

Beautifully Presented and Exceptionally Spacious, Three-Bedroom, Link-Detached Villa

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Property Description

Beautifully presented and exceptionally spacious, three-bedroom, link-detached villa, with gardens, a garage and a driveway. Located on a quiet residential street, in the desirable Eskbank residential area, Dalkeith, Midlothian.

Comprises an entrance hall, living room, open-plan dining/family room and kitchen, utility room, three double bedrooms, a family bathroom and ground floor WC.

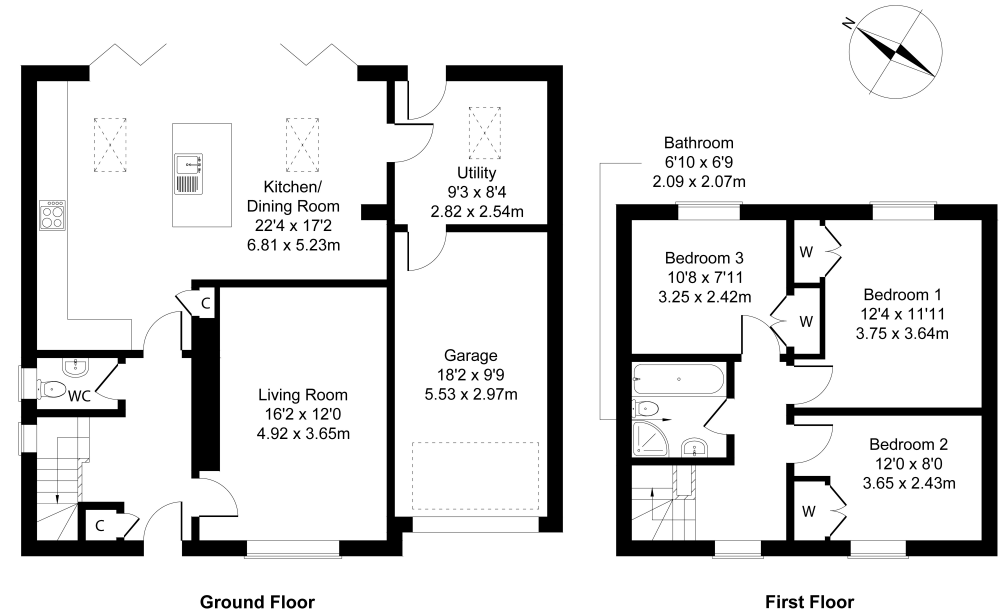
Tastefully finished throughout, including a bespoke rear extension with skylight windows, multi-fuel burning stove, and bi-fold doors opening to the garden. Further highlights include a stylish fitted kitchen, modern bathrooms, and good storage including a floored loft and a garage with power and lighting.

In addition, gas central heating, double glazing, quality flooring, and multiple TV points. There is a paved driveway to the front, whilst the gardens include lawns, patio decks and a mix of established shrubbery.

A bright, welcoming entrance hall, with storage and a WC, is finished with light, neutral decor and modern, wood-effect flooring, which continues into a living room on the right. This stylishly presented room includes a feature fireplace and is filled with natural light from a wide, southwesterly-facing window. Set to the rear, a stunning, open-plan room spans the entire width of the property and opens onto the garden, via wide, bi-folding doors. A flexible living and dining area benefits from a multi-fuel stove, whilst a kitchen area is zoned by a large breakfasting island and fitted with streamlined, contemporary units, high-spec worktops, an integrated oven, grill and microwave, a gas hob, a stainless-steel canopy, a dishwasher and an American-style fridge/freezer. An adjoining utility room, fitted with a traditional clothes pulley, offers space and plumbing for further appliances and provides access to the garden and to the integrated garage.

Upstairs, a naturally lit landing leads to the home's three flexible bedrooms, all tastefully presented, carpeted for comfort and benefiting from built-in wardrobe storage. Completing the accommodation, a stylish family bathroom comprises a four-piece suite, including a corner shower cubicle, a double-ended bath, a WC, a basin set into storage, a ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1399 sq ft - 130 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of

Edinburgh's largest retail parks. Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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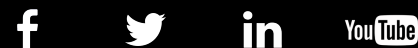
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