



## 8 Larkfield Drive, Dalkeith, Midlothian, EH22 3HN

Beautifully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, three-bedroom, semi-detached home, with gardens, a garage and a two-car driveway. Located in a quiet cul-de-sac, within a residential area, in the desirable Eskbank area, Dalkeith, Midlothian.

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

Tastefully finished throughout with light neutral decor, highlights include a modern fitted kitchen and a stylish four-piece bathroom suite. Further features include double glazing, gas central heating, a fireplace for the lounge; and good storage provision, including a fully-floored loft space, accessed via a Ramsay ladder.

Externally, the property benefits from generous, well-kept, professionally landscaped front and rear gardens with lawns, paved and gravelled patios, a store shed, and a mix of established flowers, shrubbery and trees.

A welcoming entrance vestibule provides access to a convenient WC, and opens into the hallway, affording access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a storage cupboard. Set to the front, a spacious living room is tastefully finished with light decor, carpeted flooring, plain coving and a fireplace; whilst double doors open into the dining room, set to the rear, with patio doors leading to the garden. A stylish kitchen also provides access to the dining room and rear garden, with wood effect flooring continuing from the hall and into the dining room. Modern fitted units and worktops include a tiled surround, a sink with a drainer; and an integrated oven, a gas hob, a dishwasher, a washing machine and a fridge.

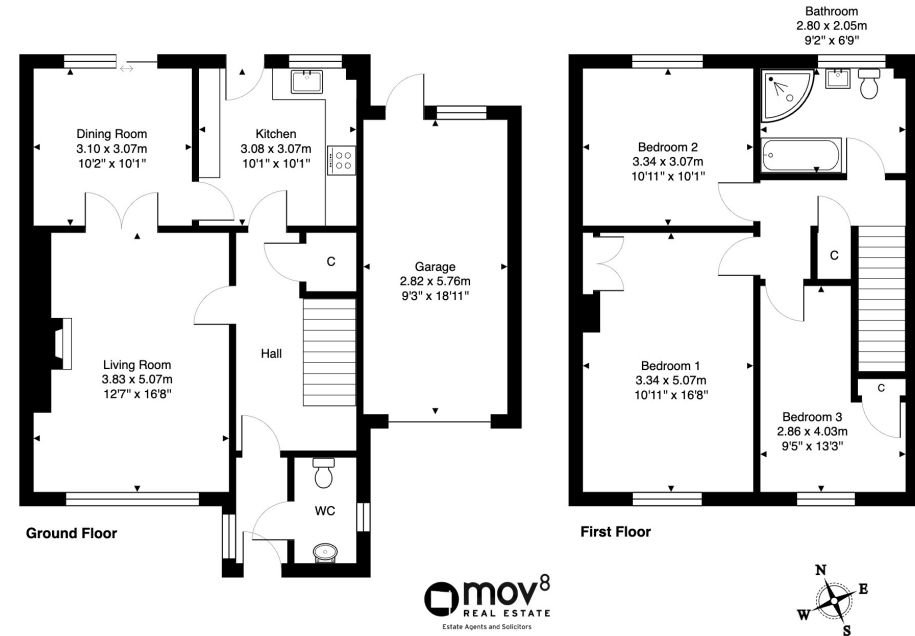
On the upper floor, bedroom one offers an exceptionally spacious room for freestanding furnishing, and features carpeted flooring, spotlights, and a built-in wardrobe. Two further well-presented bedrooms are set to opposite aspects, similarly finished with light decor, carpeted flooring, and pendant light fittings. Completing the accommodation, a stylish bathroom is fitted with a modern four-piece suite including a corner shower, a separate bathtub, a vanity unit with a sink and WC, full-height tiled splash walls, and a ladder-style towel radiator.

All blinds included in the sale.

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Approximate Gross Internal Area: 125.1 m<sup>2</sup> ... 1346 ft<sup>2</sup>

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 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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