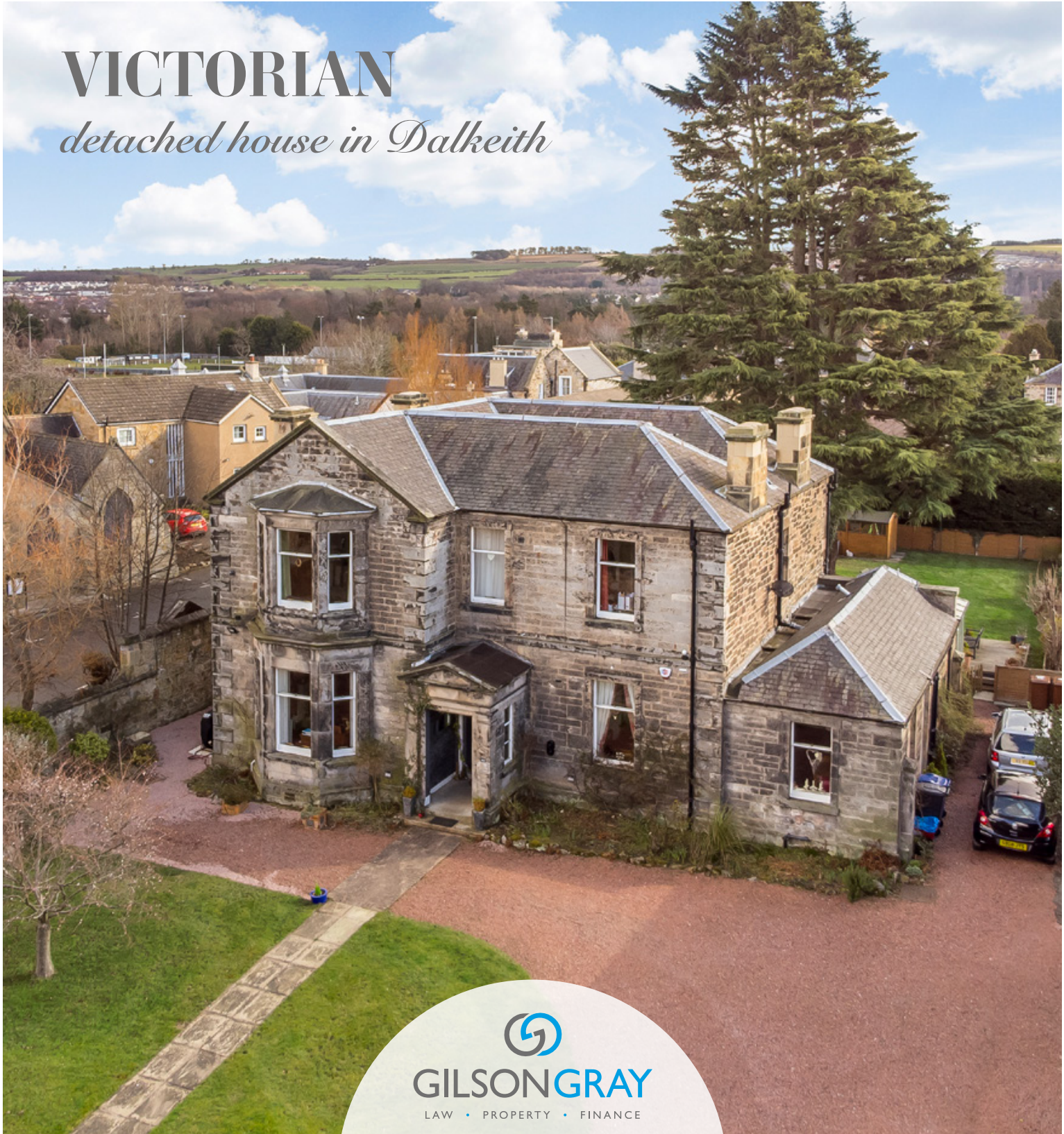


43 ESKBANK ROAD

Dalkeith, Midlothian, EH22 3BH

VICTORIAN

detached house in Dalkeith



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

43 Eskbank Road

LOCATION

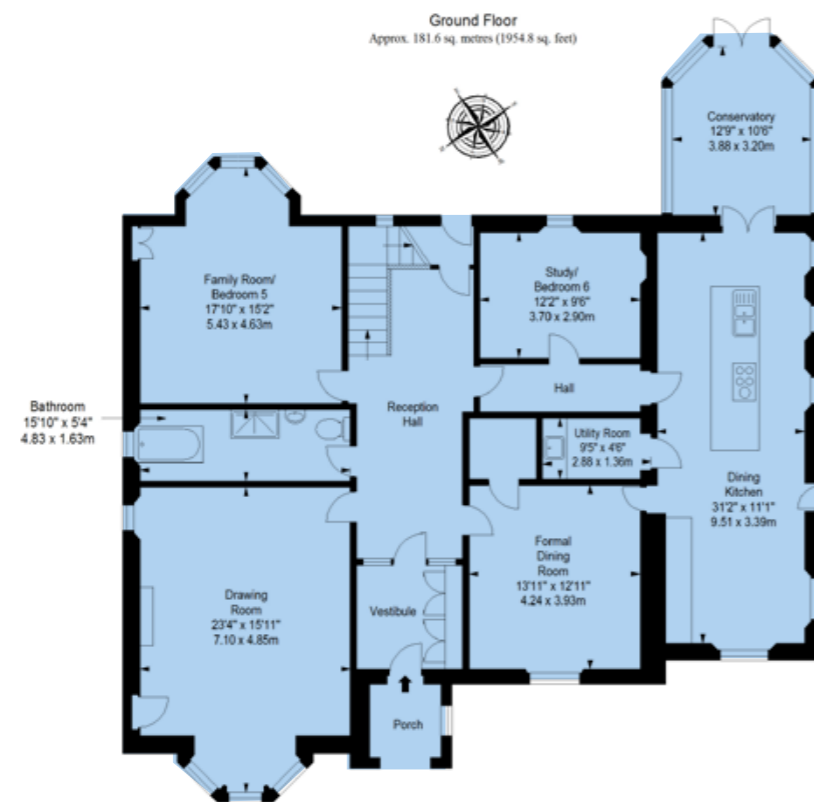
Midlothian, EH22 3BH

APPROXIMATE TOTAL AREA:

311 sq. metres (3354 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



CONTENTS

- 09 Entrance porch, vestibule, and hall**
Offering an impressive and inviting introduction to the home is a conveniently sheltered porch, where the front door opens into a vestibule...
- 10 Drawing room**
The wonderfully light and airy, dual-aspect drawing room is decorated in neutral and bold red tones...
- 13 Dining room & family room**
The formal dining room can comfortably accommodate at least a six-seater dining table alongside additional furniture...
- 14 Dining kitchen**
The kitchen brings a contemporary element to the home and offers another fabulous space that is perfect for everyday life...
- 16 Conservatory and study**
The conservatory is accessed from the kitchen via French doors and affords direct access to the garden...
- 19 Bedrooms**
The remaining, airy double bedrooms can be found on the first floor, all individually decorated and carpeted...
- 22 Bathrooms**
The Jack-and-Jill en-suite comprises a corner shower enclosure, a basin, and a WC...
- 24 Gardens & parking**
Front lawn, vast rear garden, and private driveway with shared access to property at rear...
- 27 Area**
Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh...

Welcome to 43 ESKBANK ROAD

This Victorian detached house in Dalkeith boasts exceptionally spacious and flexible accommodation including two reception rooms, a large dining kitchen, six bedrooms, and three bathrooms (plus a WC), as well as generous garden grounds and a multi-car driveway.

GENERAL FEATURES

Victorian detached house in Dalkeith
Spacious and flexible accommodation
Modern styling and period features
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Entrance porch, vestibule (with storage),
and hallway
Impressive drawing room
Formal dining room
Family room/bedroom 5
Study/bedroom 6
Large dining kitchen with breakfasting island
Conservatory with garden access
Four further airy double bedrooms
One Jack-and-Jill en-suite shower room
One en-suite WC
One Jack-and-Jill dressing room
One family bathroom with roll-top bathtub
Second four-piece family bathroom

EXTERIOR FEATURES

Generous, southerly-facing rear garden
Front lawn and large private driveway






43 ESKBANK
ROAD



ENTRANCE PORCH, VESTIBULE, AND HALL

A welcoming introduction to 43 Eskbank Road

Offering an impressive and inviting introduction to the home is a conveniently sheltered porch, where the front door opens into a vestibule with eye-catching floor tiling and built-in storage, affording access to a hall, where neutral décor is accompanied by wood flooring and decorative cornicing – giving a glimpse of the characterful accommodation to follow.



DRAWING ROOM

Impressive reception area filled with period details

The wonderfully light and airy, dual-aspect drawing room is decorated in neutral and bold red tones, enhanced by a coordinating fitted carpet, beautifully detailed cornicing, and a ceiling rose. The room offers ample floorspace for configurations of furniture, all arranged around a fireplace flanked by an Edinburgh press.





DINING ROOM & FAMILY ROOM



Spacious & versatile with options for use

The formal dining room can comfortably accommodate at least a six-seater dining table alongside additional furniture, offering the perfect space for seated family meals and entertaining with friends and guests. This spacious room enjoys patterned wallpaper, a fitted carpet, a picture rail, and cornicing.

The flexible family room provides ample space for a choice of furniture and could alternatively be used as a bedroom, highlighting the home's fantastic flexibility. Damask wallpaper is accompanied by a fitted carpet, and character is added to the space by a bay window with working shutters, an Edinburgh press, a picture rail, cornicing, and a ceiling rose.

DINING KITCHEN



A fabulous open space for everyday life and entertaining

The kitchen brings a contemporary element to the home and offers another fabulous space that is perfect for everyday life and entertaining alike. A large central island offers a range of cabinetry and workspace, as well as a breakfast bar – perfect for morning coffee and socialising while cooking. The kitchen has additional cabinetry and workspace and accommodates space for a seated dining area.



CONSERVATORY AND STUDY



Extra reception area and study for homeworking

The conservatory is accessed from the kitchen via French doors and affords direct access to the garden, whilst the study provides an ideal quiet space for those who work or study from home, with potential to be utilised as a sixth bedroom, if desired.



BEDROOMS



Airy, individually styled sleeping areas

The remaining, airy double bedrooms can be found on the first floor, all individually decorated and carpeted for optimum comfort underfoot. The principal bedroom features a fireplace, delightful cornicing and a ceiling rose, and a bay window, and also shares a Jack-and-Jill dressing room with the second largest double. The second bedroom also has an en-suite WC, whilst the third and fourth sleeping areas share an en-suite shower room.

"The principal bedroom features a fireplace, delightful cornicing and a ceiling rose"



BATHROOMS

One en-suite shower room and two family bathrooms

The Jack-and-Jill en-suite comprises a corner shower enclosure, a basin, and a WC, whilst the family bathroom on the first floor includes a sumptuous, freestanding roll-top bathtub and a WC-suite. Finally, the four-piece ground-floor family bathroom comes complete with a bathtub, a walk-in shower enclosure, a countertop basin, a WC, and a tall chrome towel radiator.





GARDENS & PARKING

Well-maintained outdoor space

Externally, the home is perfectly complemented by a vast rear garden, enviably southeast-facing and predominantly laid to lawn. The garden also features a decked dining terrace, an impressive listed tree, and leafy shrubbery. To the front of the property, you will find a well-kept lawn and a large private driveway (with shared access to the property at the rear) for off-street parking, whilst an electric vehicle charger is also included.

Extras: Integrated kitchen appliances comprising a double oven, a hob, and an extractor hood, as well as a freestanding fridge/freezer and washing machine will be included in the sale, as well as all chandeliers, internal and external light fittings, piano, CCTV system, and WiFi signal booster for house and garden. Please note, no warranties or guarantees shall be provided for the appliances.

Please note: The property has a lighting control scene set system in the kitchen and dimmers fitted in the drawing room, dining room, principal bedroom, family room, bedrooms 2&3 and upstairs bathroom. The attic is insulated, three quarters floored with lights.



DALKEITH

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station, which is approximately 10 minutes' walk from the property. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Buses are also available to take students to some independent schools in Edinburgh and Loretto School in Musselburgh. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.





GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.