

**MC**  
McDougall McQueen

solicitors & estate agents



8 Glenesk Crescent, Eskbank, Midlothian, EH22 3BL

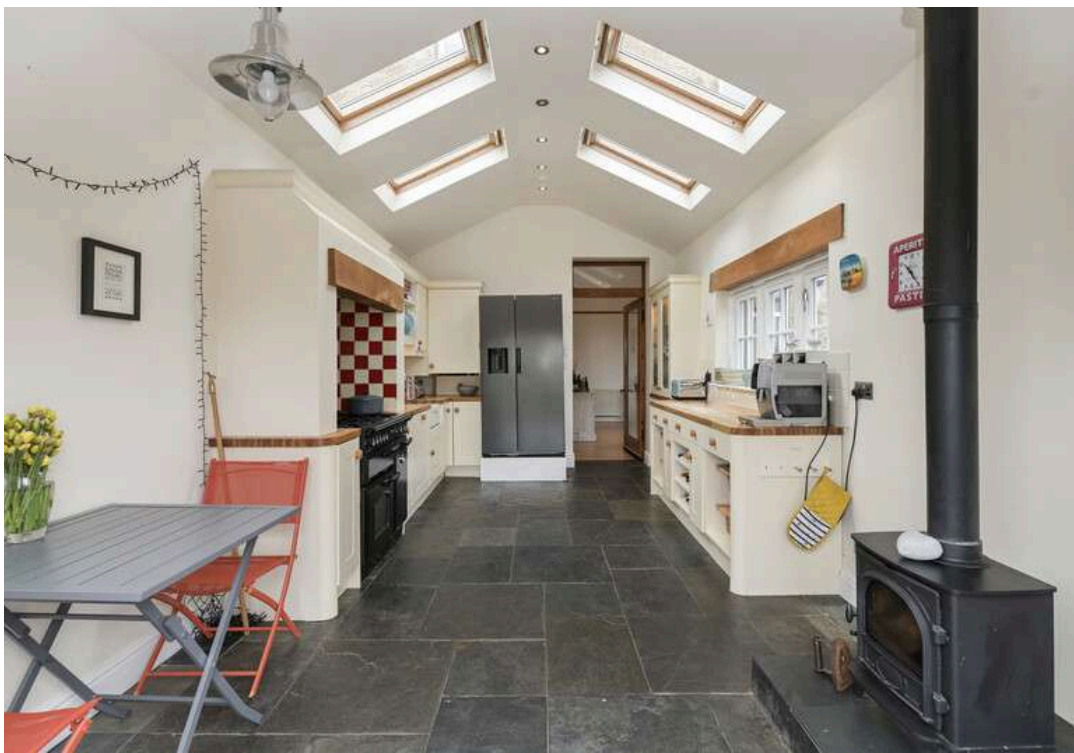
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Very rarely available, not to be missed opportunity. McDougall McQueen are delighted to present to the market this magnificent, lovely bright and spacious four-bedroom house that offers great flexibility. It is positioned in a quiet street but is not far from all amenities. Originally constructed at the end of the 19th century this mid-terraced Victorian house has retained many original features but has been tastefully modernised and extended to provide wonderful family accommodation in the much sought-after highly desirable area of Eskbank, Dalkeith, Midlothian. The property is well placed to take advantage of all the local shopping and highly regarded schooling Eskbank and Dalkeith has on offer. There are lovely private garden grounds to the front and rear, with ample unrestricted on-street parking. The property has been beautifully maintained and is presented in walk-in condition throughout. We recommend viewing at your earliest convenience to avoid disappointment.

- Stunning Victorian property retaining many original features which has been tastefully modernised and extended
- Entrance vestibule with original tiled floor and half glass door to the hall
- Hallway with large under stair store
- Utility room off main hall
- Stunning sitting room with original sanded and sealed floorboards, large bay window to the front, feature open coal fire and surround, gorgeous cornice, ceiling rose

- and picture rail
- Large family/dining room with rear facing window, log burning multi fuel stove with wooden mantel and handy store cupboard
- Gorgeous bright kitchen with space for dining, base and wall shaker style units, solid wood worktops, dual fuel range cooker, extractor, Belfast sink, dual fuel log burning stove, underfloor heating, Velux roof windows and French doors to the rear

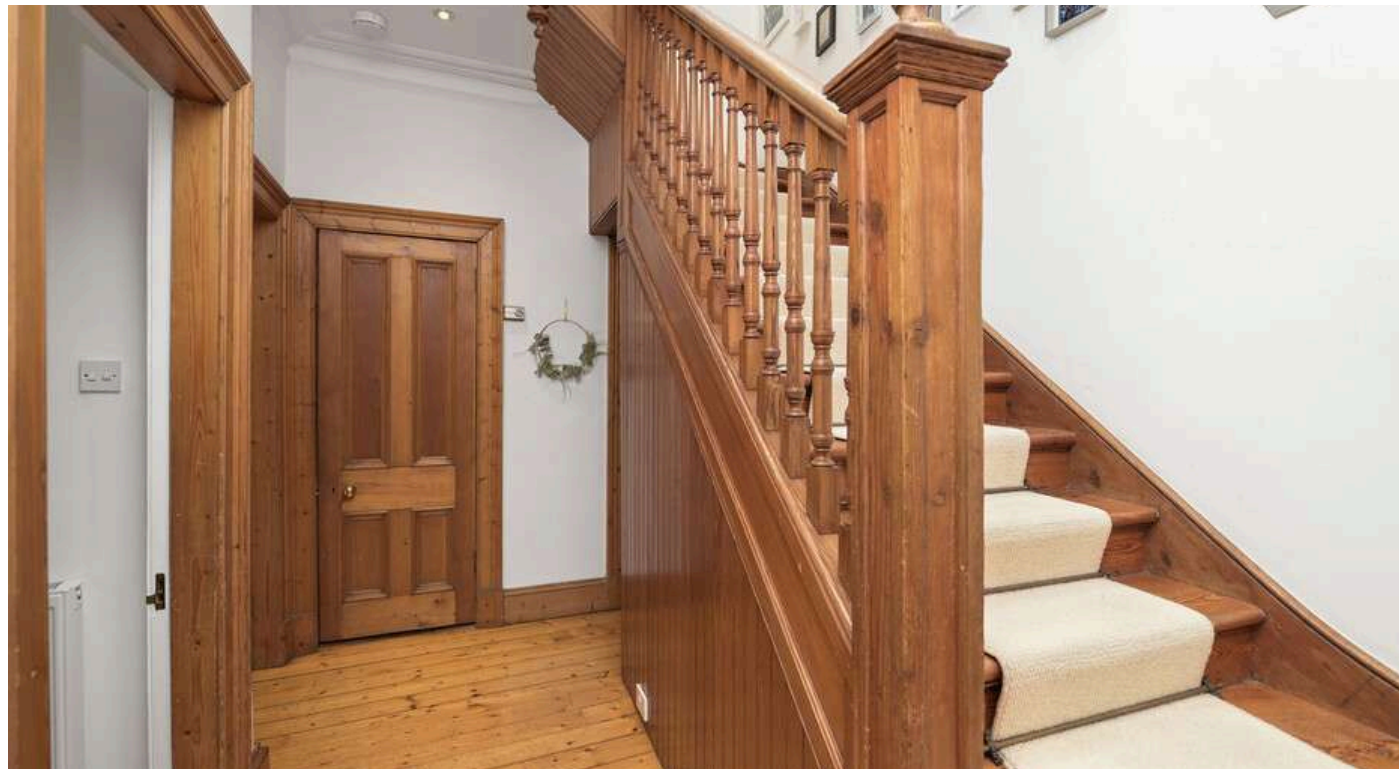






- Superb family bathroom with fitted roll top bath, raindrop shower and attachment, shower screen, wc and sink with vanity unit, wall mount store cupboards and Victorian style heated towel radiator
- Light filled upper hallway with stunning roof cupola
- Main bedroom with front facing bay window, built-in wardrobes with overhead storage, cornice, ceiling rose and picture rail
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Bedroom four with window to the front
- Gas central heating, under floor heating, and sash and case double glazing
- Unrestricted plentiful on-street parking
- Stunning countryside views over Ironmills park and beyond to the rear





## Location

The highly desirable and historical area of Eskbank is a much sought-after location within Midlothian providing a vast range of houses and buildings dating back to Edwardian and Victorian times with additional new build housing estates providing the choice for a vast range of potential purchasers. There are a range of local shops and recreational facilities within easy reach including golf courses and sporting facilities with the neighbouring towns of Dalkeith, Lasswade and Bonnyrigg providing further choice. A wider selection of retail outlets can be found close-by at Fort Kinnaird, Straiton Retail Park and Cameron Toll. The area is served by a Tesco Superstore with big name drive-through eateries close-by. 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 with regular public transport links to the City Centre. The borders rail line provides a fast and efficient link between the Borders, Midlothian and Edinburgh with Eskbank having its own train station further enhancing the area and providing a marvellous alternative for commuters.

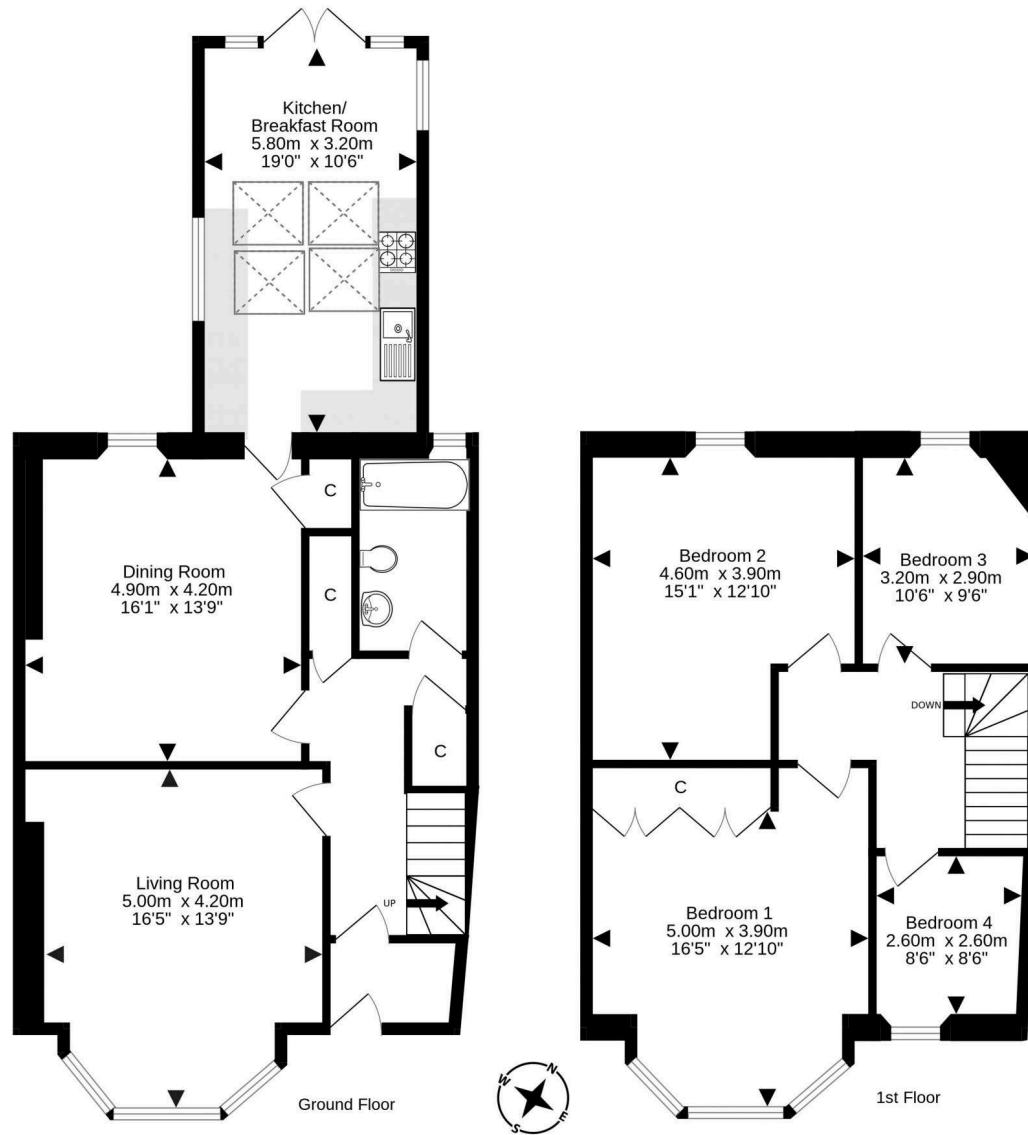
## Extras

All floor coverings, light fittings, blinds where fitted, and the range cooker. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Other items including white goods and items of furniture may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
 Made with Metropix ©2023

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

