



167 Newbattle Abbey Crescent
Eskbank, Lothian, EH22 3LR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with extensive storage.
- Access to attic storage space.
- Generously proportioned living room with feature fireplace.
- Modern fitted kitchen with appliances.
- Access to garage.
- Open access from living room to dining room/family room.
- Patio doors to rear garden.
- Good-sized double bedroom with fitted wardrobes.
- Further bedroom with storage.
- Modern fitted shower room.
- Gas central heating.
- Double glazing.
- Well-maintained garden to front.
- Driveway leading to garage.
- Garage with electric door.
- Extensive, enclosed & beautifully maintained west facing rear garden with patio area.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A rarely available extended detached bungalow situated within a sought-after development in the highly regarded Eskbank district of Midlothian. The property is perfectly positioned for access to a wide range of local amenities and is an ideal commuter base with its close proximity to the Edinburgh City bypass and access to its own train station. The property would make an ideal purchase for a young family or perhaps somebody downsizing and looking to stay within the area.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1 MILE TO ESKBANK TRAIN STATION(ON FOOT).
APPROXIMATELY 14.9 MILES TO EDINBURGH AIRPORT.
WITHIN 500 METRES.

LOCATION

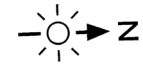
Eskbank is a highly acclaimed area of Midlothian with a charming village like feel. With its own train station as well as being only 2 miles from the city bypass and 8 miles from Edinburgh's city centre, it has evolved into a popular commuter location. Picturesque Eskbank is known for its historic buildings, including the beautiful Dalkeith Palace and the impressive Newbattle Abbey. Wonderful walks can be enjoyed nearby at Dalkeith Country Park which also has shopping and dining at Restoration Yard and outdoor adventure activities at the Fort Douglas Adventure Playground and Go Ape. Newbattle, Broomieknowe and Kings Acre golf courses are all nearby, whilst Dalkeith Community Leisure centre offers a swimming pool and a fitness suite. The town centre of Dalkeith, just a few minutes away has an Aldi and Morrisons supermarket while there is a Tesco Superstore along with chain restaurants and coffee shops just off the Eskbank Road roundabout. Straiton Retail Park and Fort Kinnaird Retail Park are just over ten minutes by car, with well-known retailers and the latter, a multi-plex cinema. A Dobbies Garden Centre is also only a short drive away. Well-regarded primary and secondary schooling is available and includes Dalkeith High School and Kings Park Primary School. Edinburgh private schooling is a short commute and Loretto School is 15 minutes away in nearby Musselburgh.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN AND COOKER HOOD. THE GARDEN SHED TO THE SIDE OF THE PROPERTY WILL BE INCLUDED WITH THE FOR-SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS.





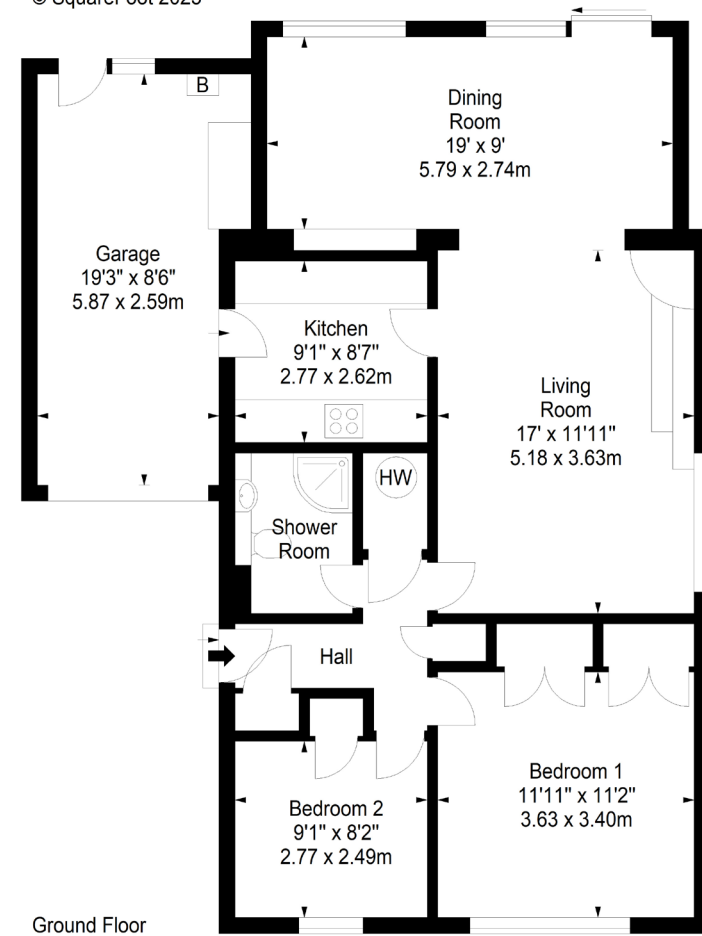
**Newbattle Abbey Crescent,
Dalkeith,
Midlothian, EH22 3LR**



Approx. Gross Internal Area
1052 Sq Ft - 97.73 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.