



4 Dalhousie Crescent,
Eskbank, Midlothian, EH22 3DP

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Entrance vestibule.
- Reception hall with storage.
- Cloakroom/WC.
- Attractive and generously proportioned living room with feature gas fire.
- Fabulous dining kitchen with appliances, Amtico flooring and quartz worktops.
- Utility room with washing machine, tumble dryer and storage.
- French doors to Conservatory with underfloor heating.
- Further sitting room/family room overlooking front of property.
- Upper landing with storage & access to attic.
- Master bedroom with fitted wardrobes & Juliette style balcony.
- Four piece ensuite bathroom.
- Further good sized double bedroom with ensuite shower room.
- Two further double bedrooms with fitted storage.
- Four piece family bathroom.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Double driveway leading to double integral garage with EV charger.
- Pathway to side.
- Substantial enclosed garden at rear – largely laid to lawn.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A superb, detached villa situated in an exclusive development, built by Cala in 2000 within the highly regarded and much sought after Eskbank district in Midlothian. There is an excellent range of local amenities close at hand and the property is an ideal commuter base into Edinburgh or further afield with its close proximity to the local train station and also the city bypass. Making a perfect family home in a great location.





LOCATION

Dalhousie Crescent is a small, established modern development off Dalhousie Road in the highly regarded Eskbank district of Midlothian. Conveniently situated some 7 miles from Edinburgh's city centre and with its own train station just a short walk away and excellent bus services on hand, this property provides an ideal setting for all the family. The city bypass is also within easy reach providing swift access to Edinburgh International Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a children's playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities are on hand including a 24-hour Tesco superstore, with the neighbouring Dalkeith housing a further extensive range of shops and services. Schooling in both the private and public sectors are well catered for in the area.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, INTEGRATED DISHWASHER, FRIDGE/FREEZER, MIELE COFFEE MAKER AND MICROWAVE AND ALSO THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



COUNCIL TAX BAND G.
TRAIN STATION APPROXIMATELY 400 METRES TO ESKBANK TRAIN STATION.
AIRPORT APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
BUSES APPROXIMATELY 500 METRES TO BUS STOP.

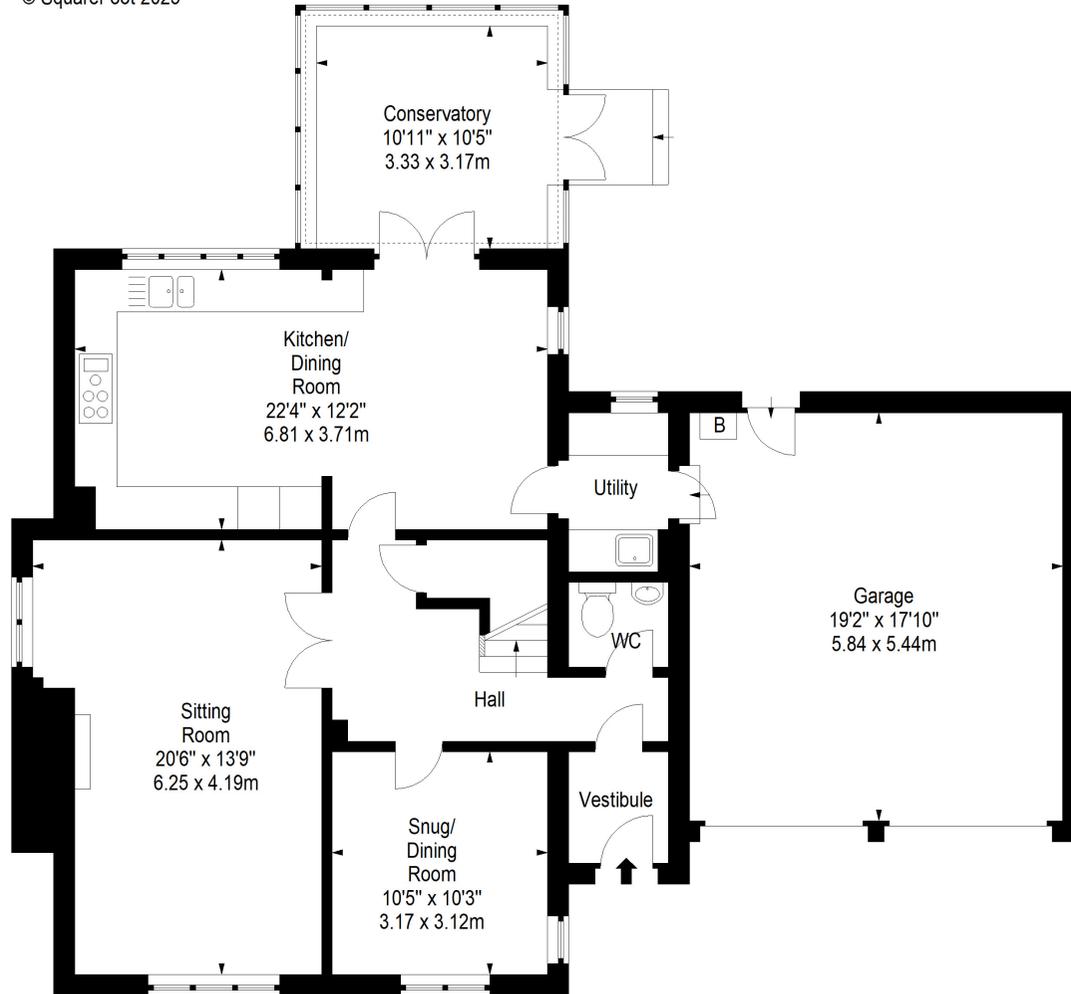
Dalhousie Crescent,
Dalkeith,
Midlothian, EH22 3DP



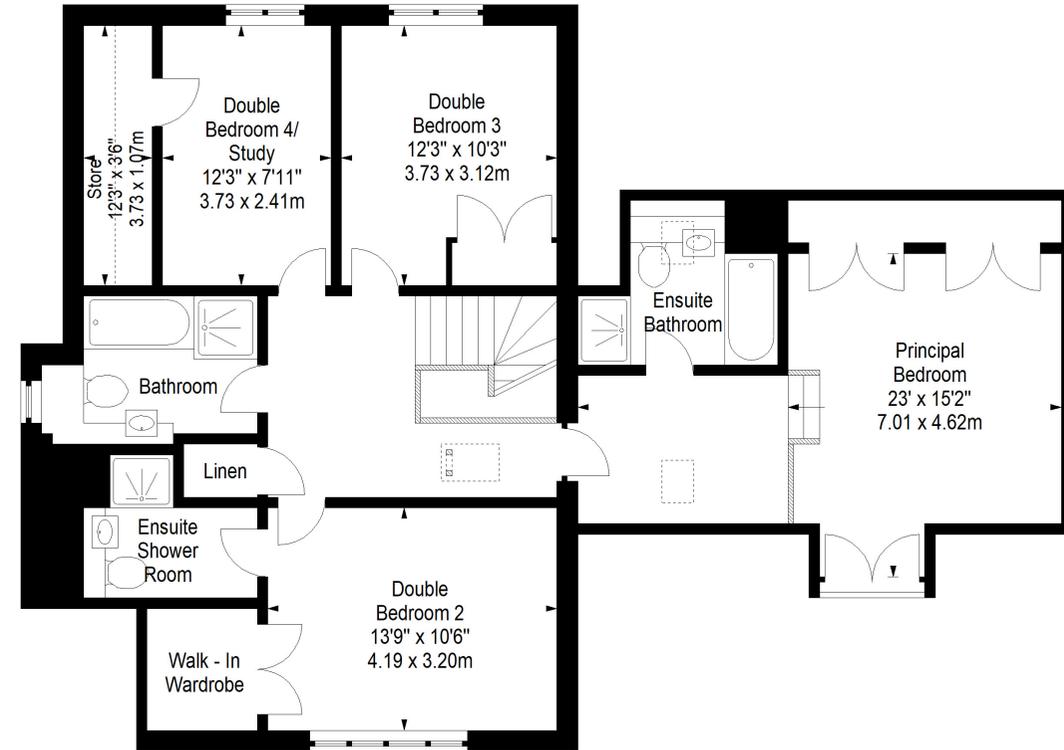
Approx. Gross Internal Area
2475 Sq Ft - 229.93 Sq M
(Including Garage)
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.