



16 Cortleferry Grove
Eskbank, EH22 3HX

Deans 
Solicitors & Estate Agents LLP



MID TERRACED BUNGALOW

- Living/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Separate W.C.
- Boxroom/Utility
- Private Courtyard Garden
- Garage
- Double Glazing & GCH
- EPC Rating – D



Located in a quiet and highly desirable residential area of Eskbank, this immaculate mid-terraced bungalow offers stylish and flexible living space in true walk-in condition. Ideal for couples, families, or downsizers, the property boasts modern interiors, excellent transport links, and a private gated courtyard. The spacious accommodation comprises; a bright and welcoming entrance hallway that leads to a spacious living and dining room with patio doors opening onto the beautifully landscaped private courtyard garden, the stylish, well-appointed kitchen features integrated appliances, and there is also a handy box room/utility space, three generously sized double bedrooms, a contemporary bathroom with a shower over the bath, and a separate guest W.C. Externally, the home enjoys a beautifully landscaped, private courtyard, a single garage and ample on-street parking. The property benefits from gas central heating, double glazing throughout, and excellent storage options. The property is just a five-minute walk from Eskbank Train Station, with frequent bus links into Edinburgh and close proximity to Dalkeith Country Park, Newbattle Abbey, and Cortleferry Park. Included in the sale are all fitted carpets and floor coverings, curtains, blinds, oven, hob, hood, Smeg fridge-freezer, washing machine and dishwasher. All appliances are sold as seen with no warranty provided. This rarely available home combines style and practicality in a prime location, making early viewing highly recommended.



Cortleferry Grove,
Eskbank,
Dalkeith, EH22 3HX

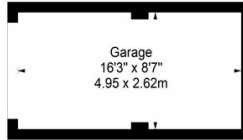


Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M

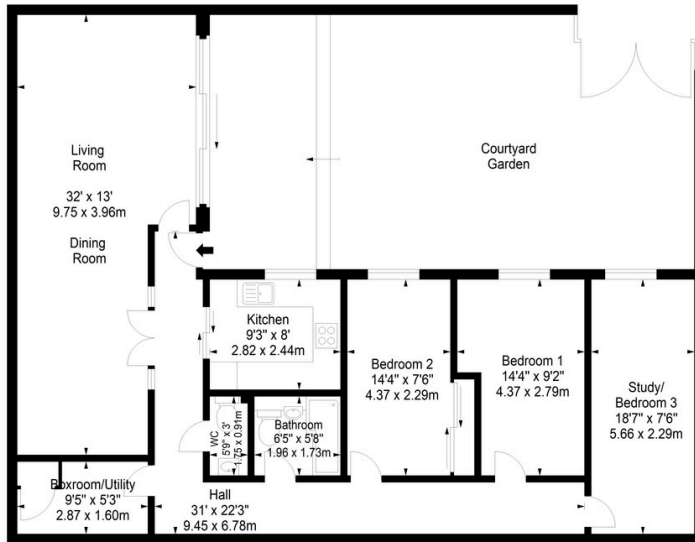
Garage

Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M

For identification only. Not to scale.
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Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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