



8 Lothian Bank
Eskbank, EH22 3AN

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room
- Dining Room
- Kitchen
- Utility Room
- W.C.
- Dressing Room
- Three Bedrooms
- Private Front & Rear Gardens
- Carport
- Double Glazing & GCH
- EPC Rating – D



Set within a peaceful cul-de-sac in the highly sought-after area of Eskbank, this well-presented semi-detached home boasts charming period features, including ornate cornicing, and offers a perfect blend of character and modern living. Ideally located close to a wide range of local amenities, well-regarded schools, and excellent public transport links to Edinburgh city centre and beyond. The spacious accommodation comprises a welcoming entrance hallway, dining room, utility room, ground floor W.C., and a generous living room featuring a wood-burning stove. Upstairs, there are three well-proportioned bedrooms, a dressing room (being used as a store) and a contemporary family bathroom with both a separate bath and shower. Externally, the property benefits from private, well-maintained gardens to the front and rear, along with a carport providing off-street parking. Additional features include double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, cooker, oven, hob, extractor hood, washing machine, fridge-freezer, dishwasher, and light fittings. All appliances are sold as seen with no warranty provided. Further items may be available by separate negotiation.

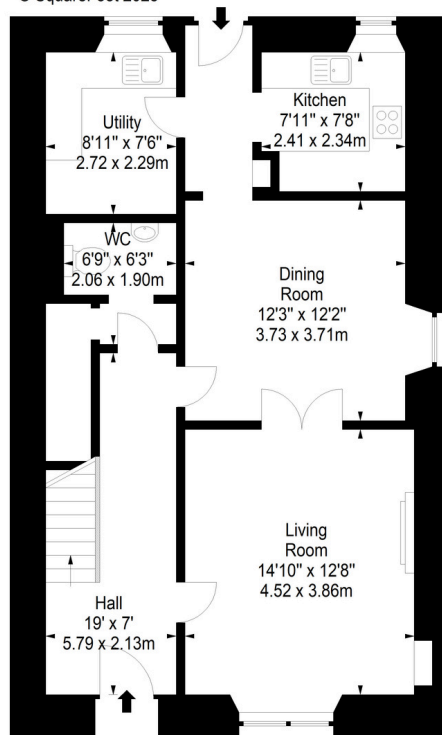




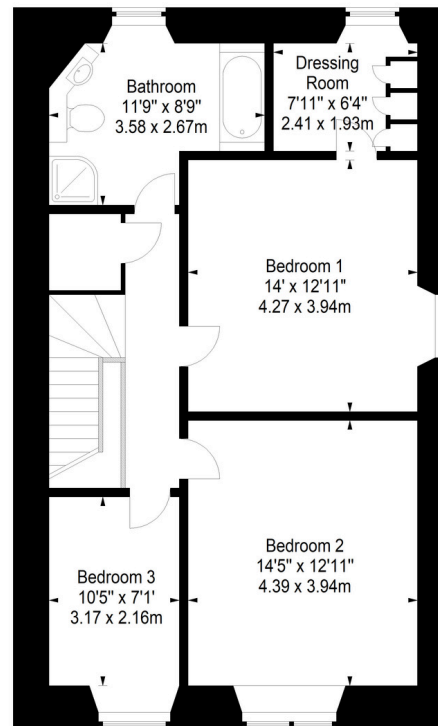
Lothian Bank,
Eskbank,
Dalkeith,
Midlothian, EH22 3AN



Approx. Gross Internal Area
1501 Sq Ft - 139.44 Sq M
For identification only. Not to scale.
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Ground Floor



First 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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