

37a Dalhousie Road

Eskbank, Dalkeith, EH22 3AL



Welcome

Home



Overview

We are delighted to market this individual, main door double upper villa (133 sqm) which forms part of a gorgeous traditional stone building. It is a delightful property in excellent order with period charm and some original features including working shutters, high ceilings, cornicing and attractive entrance stair and hall. The property benefits from gas central heating and its' own driveway leading to the private entrance door. A well presented internal stairway rises from the entrance vestibule to the first floor. Entry into a welcoming hallway gives access to the kitchen diner, bathroom, bedroom 3 and the lounge.



Kitchen & Dining

The kitchen/diner is spacious and light with 2 large south facing windows overlooking the rear gardens. This room is well laid out and allows for dining and socialising whilst also incorporating a lovely kitchen with a traditional feel from the contemporary base and wall units and solid wood worktops and breakfast bar whilst the range cooker and Belfast sink add premium features to this impressive area.





The Living Room

The lounge is a lovely relaxing space with fitted carpet, feature fireplace with multi fuel stove, large bay window filling the room with natural light and with working wooden shutters, many period features including cornicing, high ceilings and picture rails. This room also gives access to the 1st floor bedroom and is well presented in all aspects.





Bedrooms

The 1st floor double bedroom faces the front of the property, is decorated in neutral tones, has its own period features and a large window and is completed with carpeted flooring.

The 2 double bedrooms, one with built in storage, on the second floor are located on the north and south sides of the property, have large dormer windows, are neutrally decorated and have carpeted flooring.



Completing the upper level is the lovely study/single bedroom, currently used as an office and has natural light from a velux window and is well presented with dark decorative tones.



Bathroom & Shower Room

Meandering up the curved staircase to the upper area, a storage cupboard is located at the top of the stairs, sitting next to the well presented shower room. The large shower room includes wc, sink within bathroom storage, a corner shower powered from the mains and a large bay window flooding the room with light from it's southern aspect.



The bathroom also has traditional and period finishes with a contemporary floor, bath, sink and wc, large window, storage and clothes airer.



Garden and Exteriors

Externally there is a workshop/garage at the end of the private driveway which has double doors, light and power. A path then takes you into the first plot of private garden ground, laid to lawn and has a small patio area. Another path leads from this area to the second garden plot, larger in size, fully enclosed and extremely private. This area is laid to lawn and has many shrubs and plants and also hosts a summer house.

This apartment is a delightful example of modern living in a traditional period property and is presented in superb condition throughout. We recommend viewing to appreciate the full extent of the living space and features this home will provide.



Floor Plan



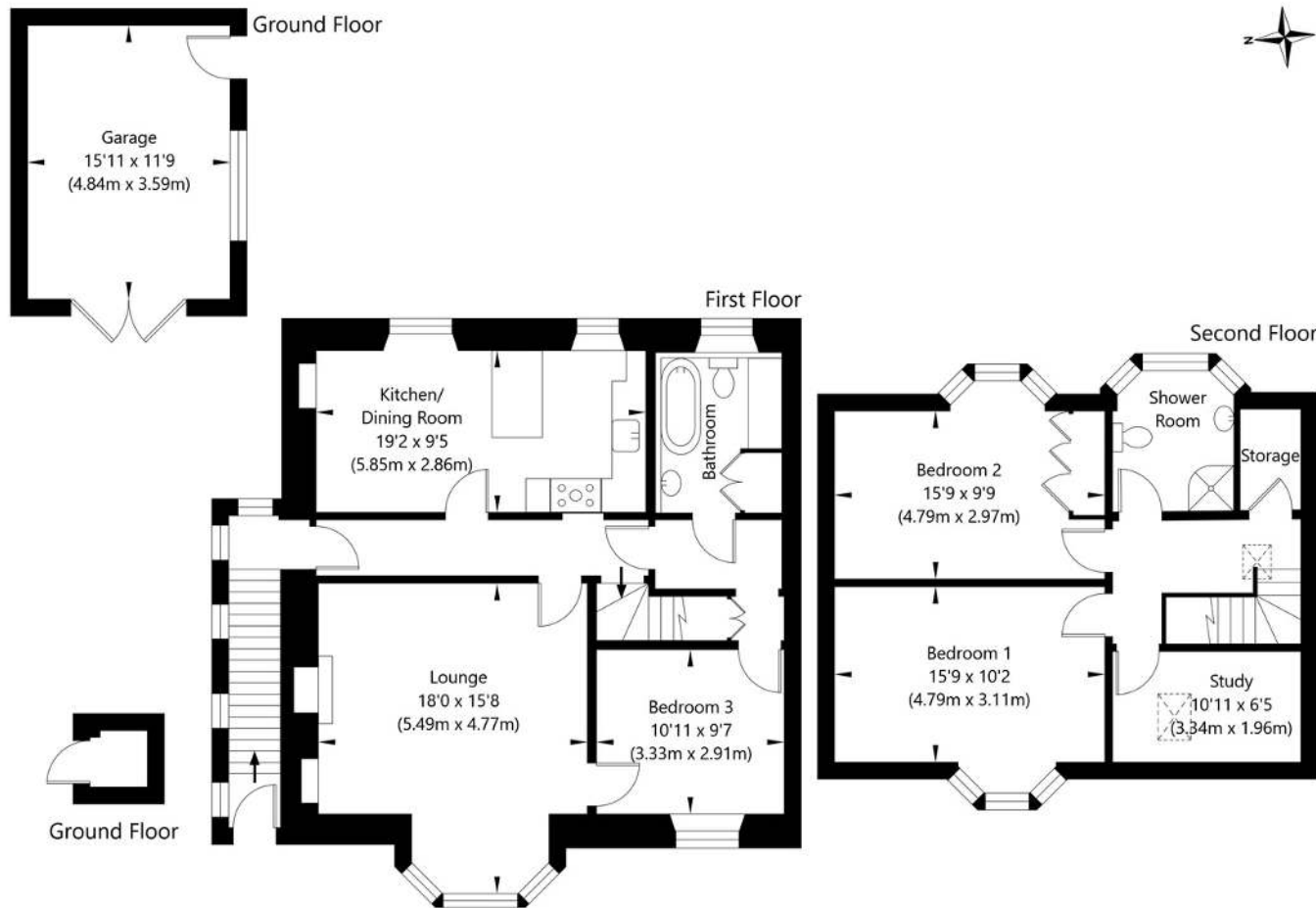
Location Address

37a Dalhousie Road, Eskbank,
Dalkeith EH22 3AL

Approximate Total Area

1434 sq. ft. 133.18 m²

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



Home Report Value - £380,000



Watermans

Price & Viewings

Viewing by appointment only. Call Neil 7 days on **0131 547 7075**

Visit us at

Glasgow - 193 Bath Street, Glasgow, G2 4HU

Edinburgh - 5-10 Dock Place, Leith, EH6 6LU



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