













Superb opportunity to purchase a striking "B" listed stone-built Victorian detached family house, dating from 1871, situated within the conservation area of Eskbank. Eskbank is conveniently situated some 7 miles from Edinburgh's City Centre. The city bypass is also within easy reach providing access to Edinburgh 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. The Borders Railway link has a station at Eskbank for commuting into Edinburgh.

For leisure and recreational facilities, King's Park is 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 a short drive away and an excellent range of golf courses are nearby with Newbattle Golf Course located a short walk away. A range of amenities are on hand including a 24-hour Tesco superstore, with Dalkeith housing a further extensive range and shops and services. Schooling in the area is well catered for (including some direct buses to City Centre schools), and the Jewel & Esk College's Midlothian Campus is also easily accessible.

Internally the property would now benefit from modernisation and upgrading but has great potential to form a stunning family home. The property benefits from gas central heating, sash and case windows and good storage facilities.

PROPERTY DETAILS

- Porch with built in seating leading to entrance Vestibule with original mosaic tiled floor. Cornice.
- Welcoming entrance Hall with carpeted staircase to upper floors.
- Spacious Dining Room with bay window to front. Feature fireplace with gas fire. Shelved wall press. Decorative cornice and rose. Picture rail.

 Original centre light fitting.
- Family Room with windows to front. Feature fireplace with flame effect gas fire. Decorative cornice and rose. Picture rail. Doors to Book Room with window to side and Sewing Room with window to side and shelving.
- Fitted Kitchen with matching wall and base units. The range cooker is included in the sale. Ample work surfaces with Belfast sink and tiled splashback, Door to conservatory. Door to rear hall. Clothes pulley.
- Utility Room with window to side and window to rear to conservatory. Matching wall and base units. Ample work surfaces with Belfast sink.
- Conservatory with lovely outlook over rear garden. Door to garden.
- Rear Hall with door to rear garage area. Wine cellar. Large storage room. Additional built-in cupboard.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Wood paneling.
- Workshop / Garage with up and over door, power and light. Shelving.

Upper Floor

- Large Drawing Room with bay window with open outlook over rear garden. Feature fireplace. Decorative cornice and rose. Picture rail.
- Large Double Bedroom with window to front and en-suite washroom.
- Double Bedroom with window to rear overlooking garden. Door to further Bedroom / Dressing room with windows to side and rear.
- Further Double bedroom with windows to front. Large built-in cupboard. Wash hand basin.
- Single Bedroom / Home Office with window to front.
- Spacious family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Shower compartment with electric shower. Window to rear.

Top Floor

• The property features extensive attic rooms providing excellent additional storage space or potentially extra accommodation subject to all necessary planning and consents.



Viewing by appointment on 0131 524 3800









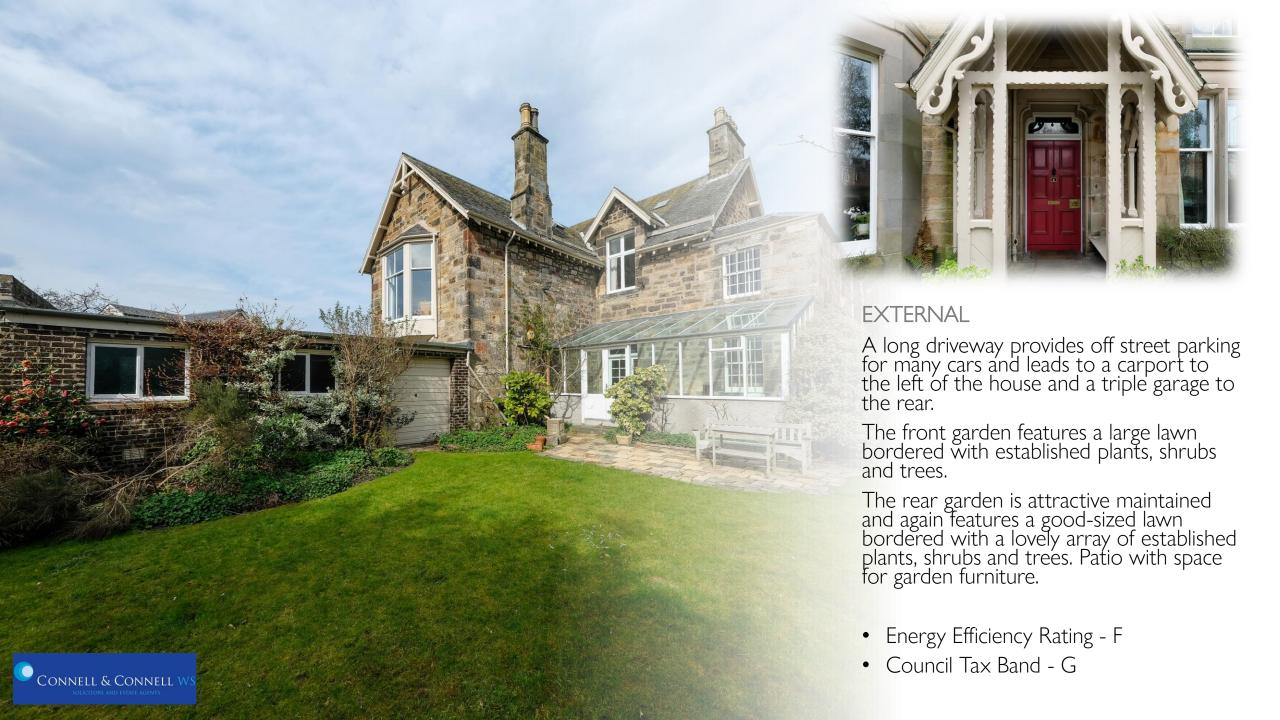














Photographs & Floorplan by Mike Dooley Photography 07730 560286 Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

* Please contact us for a free consultation or valuation



Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.