



"Loanda Lodge", 2 Torsonce Road, Eskbank, EH22 3AG









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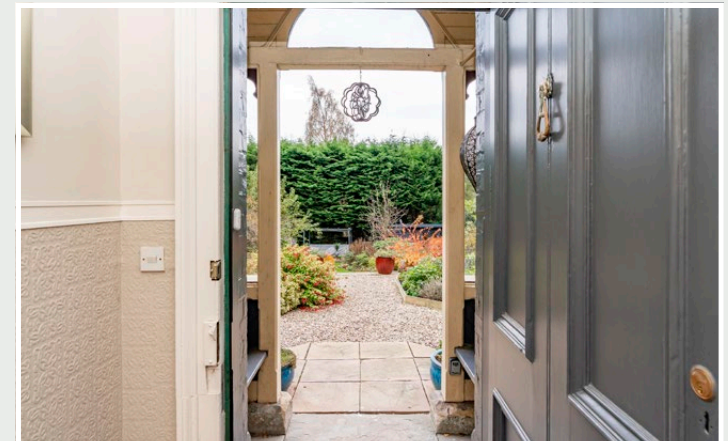
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**Viewing by appointment through selling agent on 0131 273 5233**

Kilgour Property is delighted to present this outstanding detached Victorian family home to the open market. Set within a substantial and private plot, the property boasts a beautifully landscaped front garden, driveway, and a detached garage.

The extended accommodation offers superb flexibility, with generously proportioned rooms and a wealth of period character throughout. A warm and welcoming vestibule leads into the entrance hallway, setting the tone for the rest of the home. The principal reception spaces enjoy views over the garden, while the open-plan kitchen and dining area forms the heart of the home — filled with natural light and providing direct access to the outdoor space.

Of particular note is the self-contained annexe, accessed via the main house and with its own external entrance and garden. This versatile space offers exciting potential as a multigenerational living arrangement, or private guest suite.











## Location

Eskbank is one of Midlothian's most desirable residential areas, known for its rich architectural character, featuring a mix of elegant Victorian and Edwardian homes alongside more recent developments. The area offers a superb quality of life, with a range of local shops, golf courses and leisure facilities easily accessible, and further amenities available in nearby Dalkeith, Lasswade and Bonnyrigg.

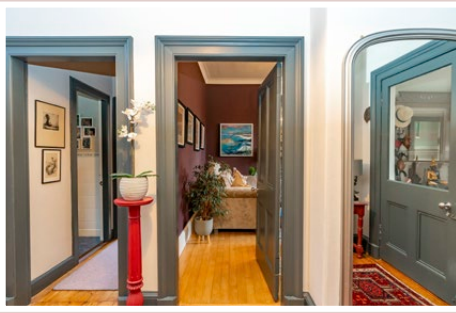
A broader retail offering can be found at Fort Kinnaird, Straiton Retail Park and Cameron Toll, all within easy reach, while a Tesco Superstore and a selection of restaurants serve the immediate area.

Families are well catered for, with highly regarded local schooling including King's Park and Lasswade Primary Schools, as well as secondary provision at Lasswade High School and Dalkeith Campus. For those seeking independent education, the prestigious Loretto School in Musselburgh is within easy reach, with Edinburgh's top private schools also easily accessible by road or rail.

Outdoor pursuits are plentiful, with golf available at Newbattle, Kings Acre and Broomieknowe, while the renowned links courses along East Lothian's Golf Coast are also within comfortable driving distance. Dalkeith Tennis Club offers year-round facilities, and equestrian enthusiasts will find both a riding school in Lasswade and the excellent Oxenfoord Equestrian Centre nearby.

Eskbank is particularly popular with commuters, thanks to its proximity to the City Bypass and excellent public transport links into Edinburgh. The area is further enhanced by Eskbank Station on the Borders Railway, offering a convenient and efficient alternative for travel into the city or towards the Scottish Borders.





The generously sized sitting room offers a bright and welcoming environment, ideal for family living. The large bay window fills the space with natural light and provides a lovely outlook to the garden, while the high ceiling enhances the room's sense of space.

A traditional fireplace adds a sense of grandeur and recessed shelving provides useful potential for storage or display. Well suited to a range of uses, this is a flexible and comfortable space for everyday enjoyment.



- Bay Windowed Sitting Room
- Kitchen
- Dining Area
- Family Room
- Utility/Dining Room

- Utility Room
- 7 Bedrooms (Master En Suite)
- 2 Bathrooms
- Shower Room
- Gas Central Heating

- Stunning Landscaped Gardens
- Summer House/Workshop
- Driveway
- Garage

### **The Annex**

- Sitting/Dining Area
- Kitchen
- Bedroom
- Bathroom







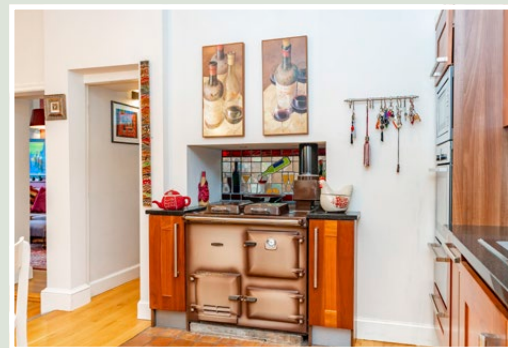
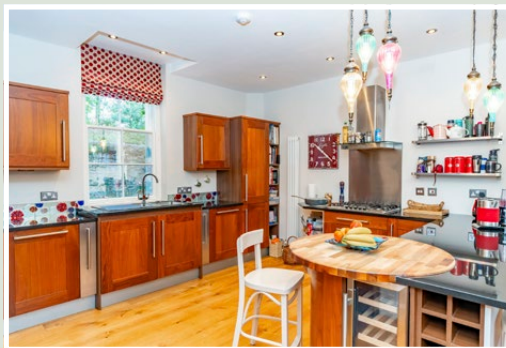
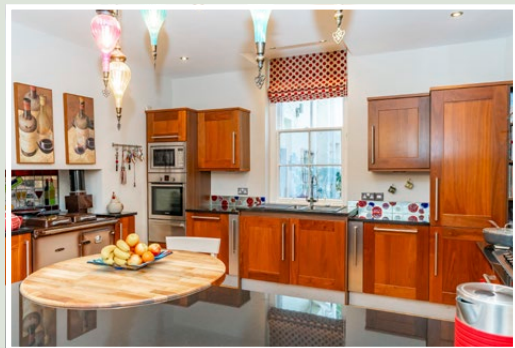






This impressive open-plan kitchen and dining space offers a harmonious blend of period proportions and modern functionality. The kitchen is thoughtfully arranged with wooden cabinetry, ample worktop space, and a central breakfast bar, creating a practical and sociable layout.

The area benefits from high ceilings and excellent natural light, with French doors at the far end providing a pleasant outlook and access to the garden. Elegant detailing such as ceiling cornicing and feature lighting adds to the overall charm, while the continuation of timber flooring throughout ensures a seamless and warm aesthetic.



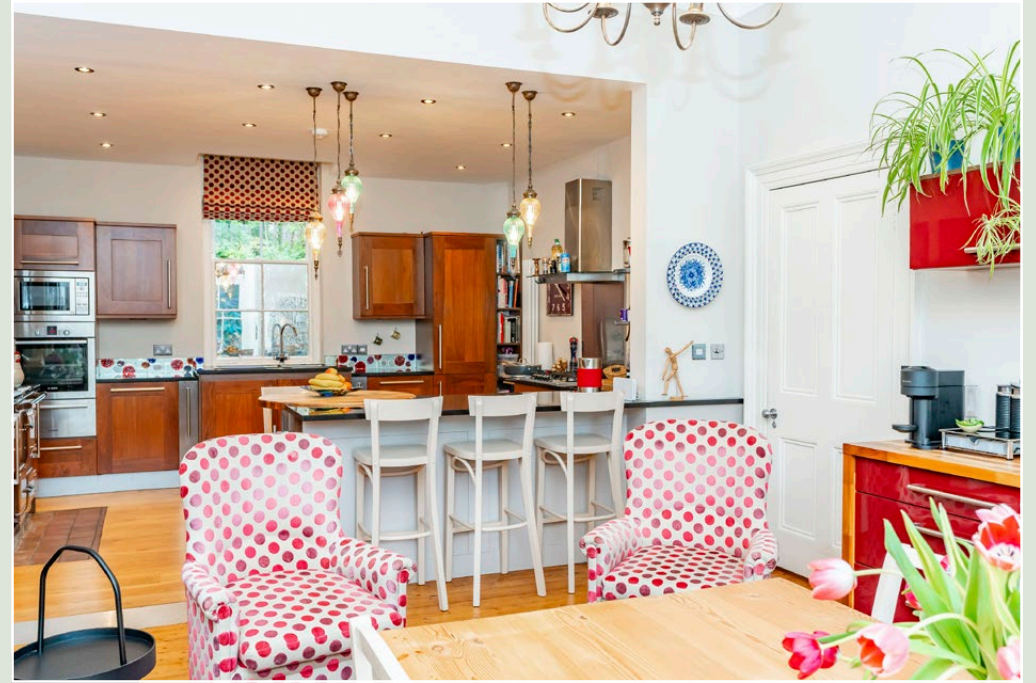


The dining area offers a bright and inviting space, well-proportioned and ideally positioned for both everyday use and entertaining. French doors provide easy access to the garden, encouraging a natural flow between indoors and out.

This area forms a natural hub of the home, combining comfort with practicality in a setting well-suited to modern living.



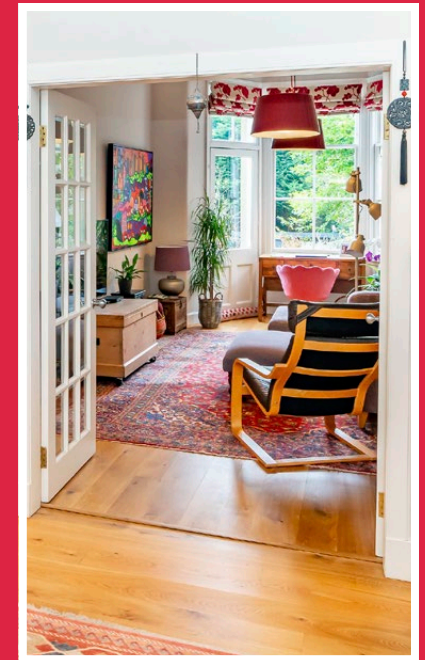








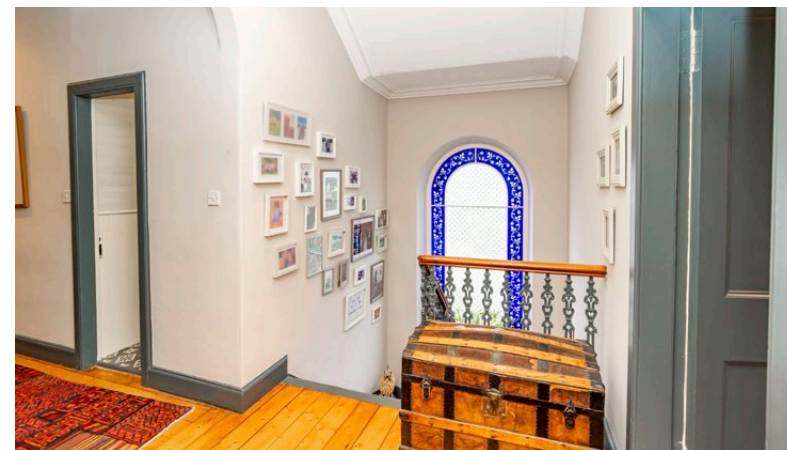




The spacious Family Room enjoys excellent natural light courtesy of a large bay window with a pleasant outlook. Well-proportioned and thoughtfully arranged, the room offers flexible potential for relaxation, work or play, with the bay window providing an ideal spot for a work area overlooking the garden.

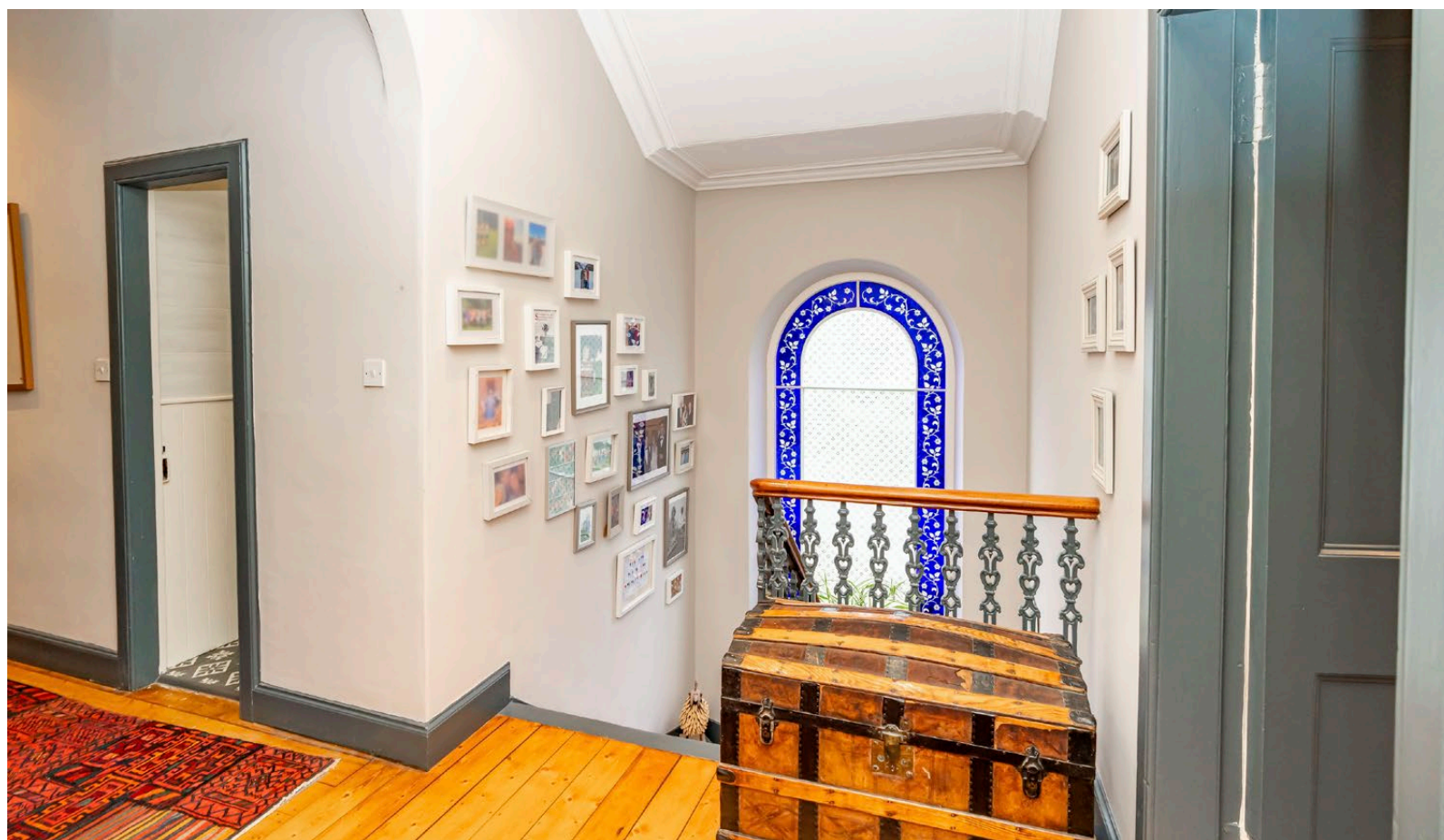
The high ceiling adds to the sense of openness, while the layout supports a variety of day-to-day family activities in a warm and welcoming setting.





The upper hall is a bright and well-proportioned space, enhanced by a striking arched stained-glass window that draws natural light into the stairwell and landing. Timber flooring and high ceilings continue the character of the home, while the wide landing offers an attractive and practical connection between the upper-level rooms.

This generous space contributes to the home's overall sense of flow and light, forming a natural transition between the living and bedroom accommodation.







Positioned on the ground floor, this well-proportioned double bedroom offers flexibility for guests, multigenerational living, or home working. A tall sash window with working traditional shutters allows for excellent natural light and privacy, while period features such as high ceilings and a fireplace add character to the space.

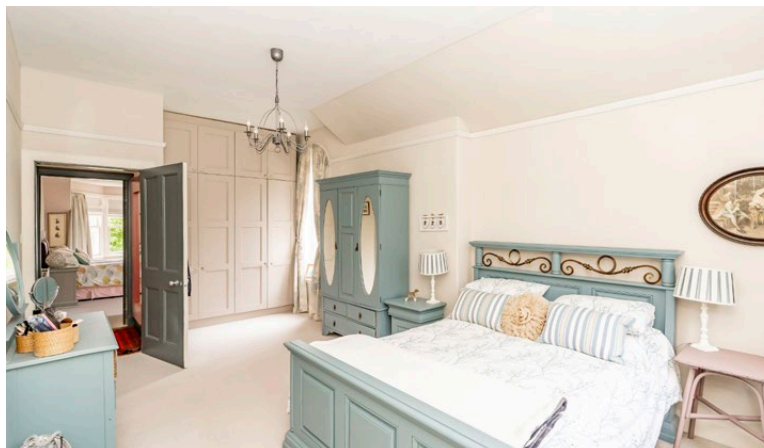
Conveniently located near the main living areas, this room is a practical and versatile addition to the overall accommodation.





The principal bedroom is a bright and spacious retreat, quietly positioned with pleasant outlook to the tree lined embankment. A feature arched window and additional arched side-facing window, bring in an abundance of natural light, while the room's generous proportions offer ample space for freestanding furniture. A full wall of built-in wardrobes provides excellent storage.

The adjoining en suite is fitted with a shower, traditional-style sanitaryware, and practical built-in shelving. A feature arched window provides character and natural light, mirroring the architectural detail found in the principal bedroom. A well-considered layout and timeless finish make this a highly functional and comfortable addition to the main bedroom.









This generously sized double bedroom enjoys a peaceful front garden aspect, with views across the landscaped garden below. The room benefits from excellent natural light, with a large window set into the dormer-style recess.

Well-proportioned and attractively finished, it provides a bright and comfortable space for rest and relaxation.



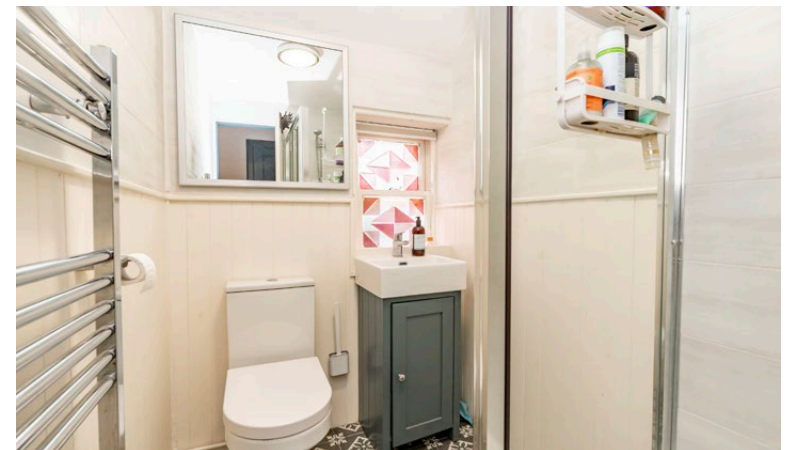






This bright and generously sized double bedroom features a lovely bay window that provides pleasant garden views and draws in excellent natural light. The room also retains period charm with a decorative fireplace and high ceiling, adding to the overall sense of space.

A calm and inviting setting, ideal for use as a main or secondary bedroom within the home's well-balanced accommodation.







## The Annexe

One of Loanda Lodge's most versatile features is its self-contained annexe — a thoughtfully designed space offering a wide range of potential uses. With its own private entrance and garden, as well as internal access from the main house, it presents an ideal solution for multigenerational living, private guest accommodation, or a dedicated home working base. The annexe currently holds a Short Let Certificate, making it equally well suited to those exploring the option of running a fully compliant short-term let (subject to any necessary consents).

The annexe includes an open-plan sitting/dining area, a fully fitted kitchen, double bedroom and bathroom. Bright and modern throughout, with a vaulted ceiling and excellent natural light, it offers a comfortable and contemporary space that remains fully integrated with the wider property while retaining a clear sense of independence.











The annexe accommodation includes a bright and comfortable double bedroom with a wide window offering a peaceful and private, tree-lined outlook. Neutral décor and recessed lighting enhance the sense of space and calm.

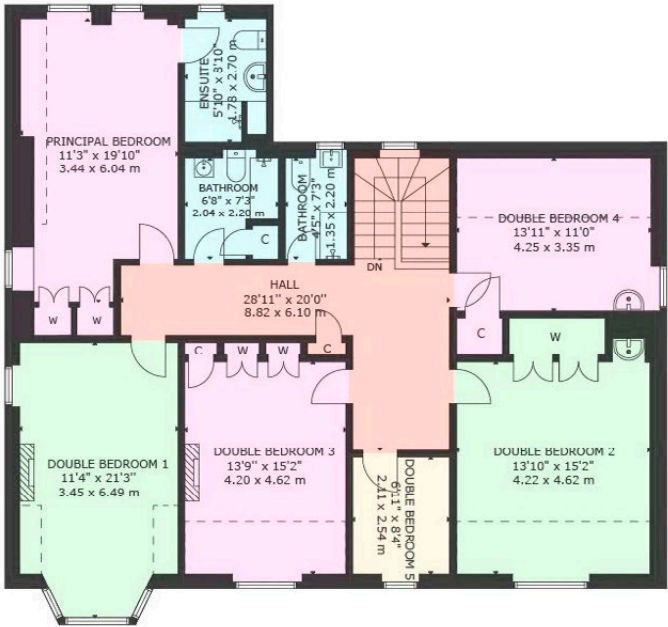


Completing the layout is a modern shower room, finished with contemporary tiling and fitted with a glazed enclosure, WC and wash hand basin. The overall design and presentation of the annexe make it immediately usable, whether as a guest suite, home for extended family, or potential short-term let.



Main Accommodation		
Sitting Room	20'4 x 14'1	6.19 x 4.28m
Kitchen	13'10 x 11'10	4.21 x 3.61m
Dining Area	14'6 x 13'10	4.42 x 4.21m
Family Room	20'7 x 11'4	6.28 x 3.46m
Utility/Dining Room	12'2 x 10'7	3.71 x 3.24m
Utility Room	6'3 x 3'7	1.91 x 1.09m
Master Bedroom	19'10 x 11'3	6.04 x 3.44m
En Suite	8'10 x 5'10	2.70 x 1.78m
Bedroom 1	21'3 x 11'4	6.49 x 3.45m
Bedroom 2	15'2 x 13'10	4.62 x 4.22m
Bedroom 3	15'2 x 13'9	4.62 x 4.20m
Bedroom 4	13'11 x 11'10	4.25 x 3.35m
Bedroom 5	8'4 x 6'11	2.54 x 2.11m
Bedroom 6	11'9 x 8'10	3.37 x 2.70m
Bathroom 1	7'3 x 6'8	2.20 x 2.04m
Bathroom 2	7'3 x 4'5	2.20 x 1.35m
Shower Room	8'0 x 5'2	2.44 x 1.57m
Summer House/ Workshop	17'0 x 12'2	5.19 x 3.72m

Annexe Accommodation		
Sitting/Dining Area	11'3 x 9'0	3.42 x 2.74m
Kitchen	10'2 x 9'0	3.09 x 2.74m
Bedroom	17'3 x 8'8	5.27 x 2.66m
Bathroom	7'5 x 5'10	2.25 x 1.79m



**LOANDA LODGE**

Not to scale - for illustrative purposes only.  
 Approximate gross internal area 326m<sup>2</sup>/3,513ft<sup>2</sup>.  
**Garage** 18m<sup>2</sup>/193ft<sup>2</sup> **Summer House/Workshop** 19m<sup>2</sup>/208ft<sup>2</sup>.  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.





## Exterior and Gardens

Set within a generous and secluded plot, Loanda Lodge is framed by beautifully landscaped gardens to the front and rear. A gravel driveway leads to a detached garage, offering private off-street parking.

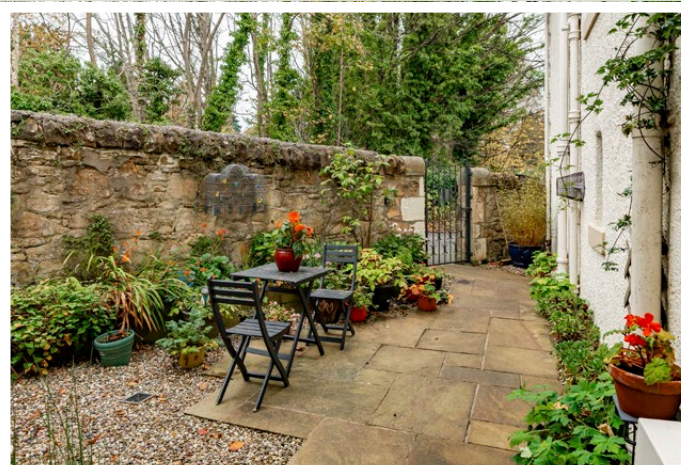
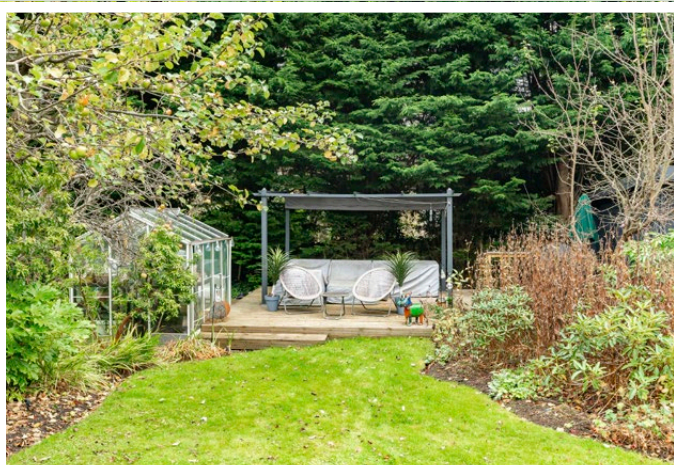
To the front, the garden has been thoughtfully designed with a series of colourful planting beds, mature borders, and a spacious lawn. Carefully placed seating areas and gravel paths allow for year-round enjoyment, while the surrounding trees and planting provide a high degree of privacy.

Tucked away at the far end of the garden is a timber-built summerhouse — a superb multi-purpose space with power and lighting, suitable for use as a studio, workshop or home office.













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