

campbell  
smith

36 Eskbank Court,  
Dalkeith,  
EH22 3DS



- Excellent modern maindoor lower villa flat with designated parking space immediately outside property
- Courtyard setting
- Sitting/dining room
- Kitchen with white goods
- 2 bedrooms
- Shower room
- GCH/DG
- Factor

Offers Over : £175,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk









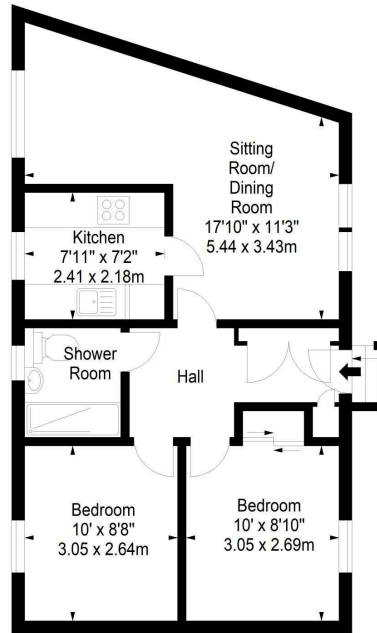




**Eskbank Court,  
Dalkeith,  
Midlothian, EH22 3DS**



Approx. Gross Internal Area  
565 Sq Ft - 52.49 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



**campbell  
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, curtains, blinds and white goods are included



#### Buses

Melville Road - 3, X95. Eskbank Road - 3, 46, 139, 140, 141, R1, R2, R3, R4



#### Shops

Convenience store on Lasswade Road.  
Tesco at Hardengreen, Lidl, Morrisons & Dalkeith High Street



#### Schools

Kings Park PS, St David's RC PS,  
Dalkeith HS, St David's RC HS



#### Parking

Designated parking space immediately outside entrance door



Council Tax Band - C



EPC - C



#### Factor

Ross & Liddell - details on request



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.