



**3 Weir Crescent
Eskbank, EH22 3JN**

deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Sitting/Dining Room
- Conservatory
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Single Garage & Driveway
- EPC Rating - D



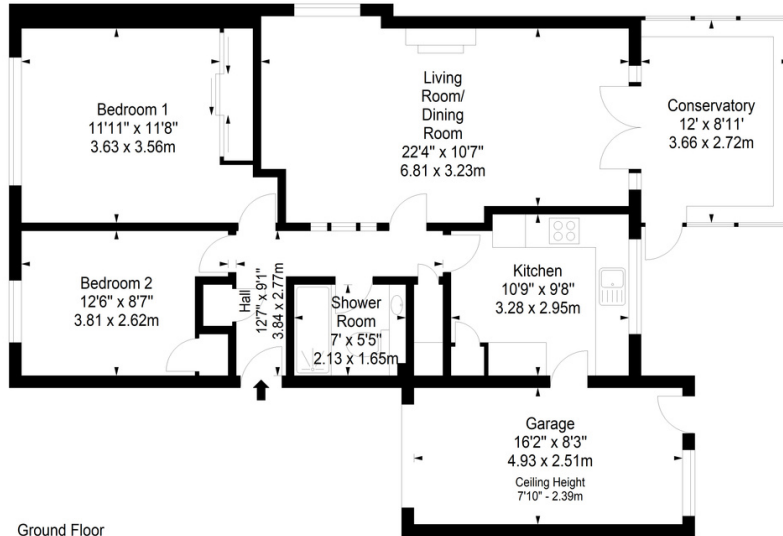
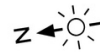
Early viewing is highly recommended of this lovely and well presented detached bungalow forming part of a quiet cul-de-sac situated within the highly desirable location of Eskbank. The property is close to a variety of amenities with Dalkeith High Street a short drive away. Newbattle Golf Course is within easy reach and the City Bypass is easily accessible providing access to the North and South. An ideal purchase for the retired couple the accommodation comprises; welcoming entrance hallway with good storage, attractive sitting/dining room with French doors to the conservatory overlooking the rear garden, well laid out good sized breakfast kitchen with door to garage, two delightful double bedrooms/one with built-in wardrobes and modern shower room. There are well maintained private gardens to the front and a fully enclosed rear garden laid with paving and chips stones for ease of maintenance. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, gas hob, electric oven, washing machine, fridge-freezer, tumbler dryer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



**Weir Crescent,
Eskbank,
Dalkeith,
Midlothian, EH22 3JN**



Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M
For identification only. Not to scale.
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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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