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Offers Over

£265,000

166 Newbattle Abbey Crescent

Eskbank | Midlothian | EH22 3LR

A most appealing semi detached bungalow which enjoys a superb location on a leafy and established residential street in the desirable Midlothian suburb of Eskbank.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Private front and rear garden
-  EPC rating – C
-  Council tax band - D



Description

The property is well presented throughout and rests on generous easily maintained garden grounds, making it an excellent option for those aiming to downsize to something a little more manageable and professional couples looking for a home with space to grow.

The accommodation briefly comprises an entrance hallway with built in storage, spacious west facing reception room with carpeted floor, crisp neutral décor and sliding doors leading directly out to an attractive conservatory which overlooks the rear garden and features a tiled floor and a central heating radiator. Off the reception room is a well-equipped kitchen which has been fitted with a range of modern base and wall units/coordinated worktops and has a door leading out into the garage.

There is a good-sized principal bedroom with fitted wardrobes to one wall, a second smaller double bedroom also with built-in storage, and a contemporary family bathroom with unit top sink, WC and over-bath electric shower.



Extras

All integrated kitchen appliances, light fittings, curtain poles, blinds, floor coverings and fixtures will be included.

Gardens and Parking

Undoubtedly one of the standout features of this charming home are the extensive mature garden grounds. To the front is a neat lawn with planted beds, together with a double driveway and single garage to provide secure off-street parking/overspill storage. To the rear is a delightful west facing, fully enclosed garden, which has a lovely peaceful feel and enjoys a leafy mature tree backdrop. The garden is well stocked with a variety of shrubs, small trees and flowering bushes as well as a paved seating space.

Viewing

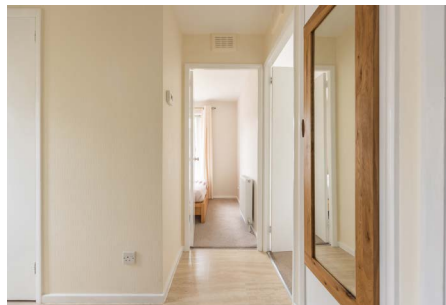
By appointment through Neilsons (0131 625 2222).





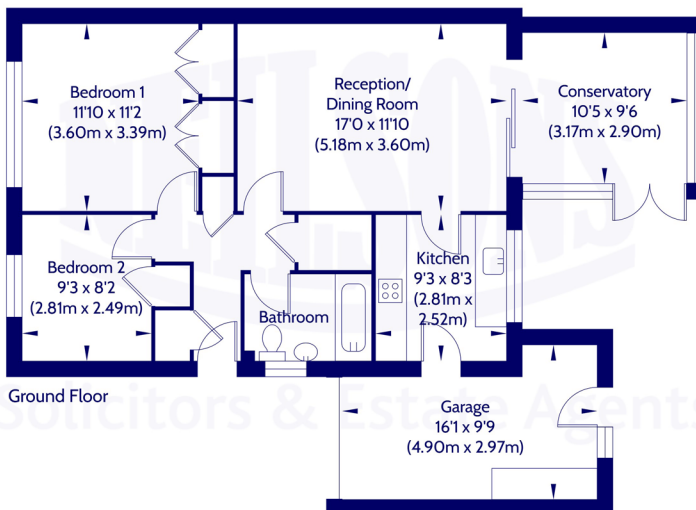
Location

Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the city professionals. 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. For leisure and recreational facilities, Kings Park is just 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 just a short drive away and an excellent range of golf courses are nearby. Excellent amenities are on hand including a Tesco superstore with the neighbouring Dalkeith housing a further extensive range of shops and services. Schooling in both the private and public sectors is well catered for in the area





Approx. Gross Internal Floor Area 72 Sq M / 770 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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