





Welcome

Welcome to 1 Muirpark, Eskbank-a rare opportunity to acquire a spacious traditionally built three-bedroom upper main door villa within the highly regarded and sought-after Eskbank area of Dalkeith, Midlothian. The property enjoys proximity to local amenities, is within walking distance of Eskbank Train Station, Tesco at Eskbank, and offers convenient access to public transport links. While the accommodation requires some modernisation, it features double glazing, gas central heating, a driveway providing off-street parking, and private garden grounds. This style of property offering excellent living space, offers superb value for money in Eskbank, and viewings should be conducted at your earliest convenience.

- Own main door entry with stairs to the upper level
- Upper hallway
- Spacious living room with dual aspect windows, electric fire, fire surround, and traditional features
- Fitted kitchen with a range of wall and base units, gas cooker, extractor, all remaining white goods, rear facing window and loft access
- Bedroom one with front facing window, built-in storage, and full width fitted wardrobes
- Bedroom two with rear facing window, built-in wardrobes, storage, and dressing table
- Bedroom three with rear facing window, used as a dining room
- Shower room with electric shower, sink, and built-in storage
- Separate WC compartment
- Gas central heating and double glazing
- Own private garden grounds with attached stone-built garden store
- Driveway providing off-street parking for two cars, with additional parking on street







Eskbank

Eskbank, situated in the heart of Midlothian, is renowned for its attractive leafy streets, well-regarded schools, and excellent local amenities. The area benefits from superb transport links, with Eskbank railway station providing regular services to Edinburgh and beyond, making it ideal for commuters. Residents enjoy easy access to picturesque parks, golf courses, and a variety of shops, cafés, and restaurants, all contributing to a relaxed yet vibrant community atmosphere. The proximity to Dalkeith and Edinburgh ensures both convenience and a touch of countryside tranquillity, making Eskbank a highly sought-after residential location.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, and remaining appliances and white goods. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

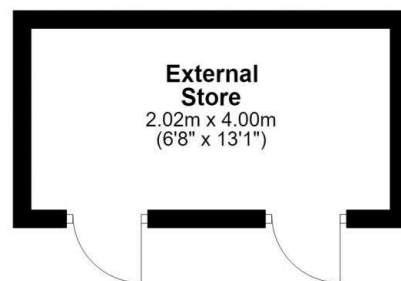
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

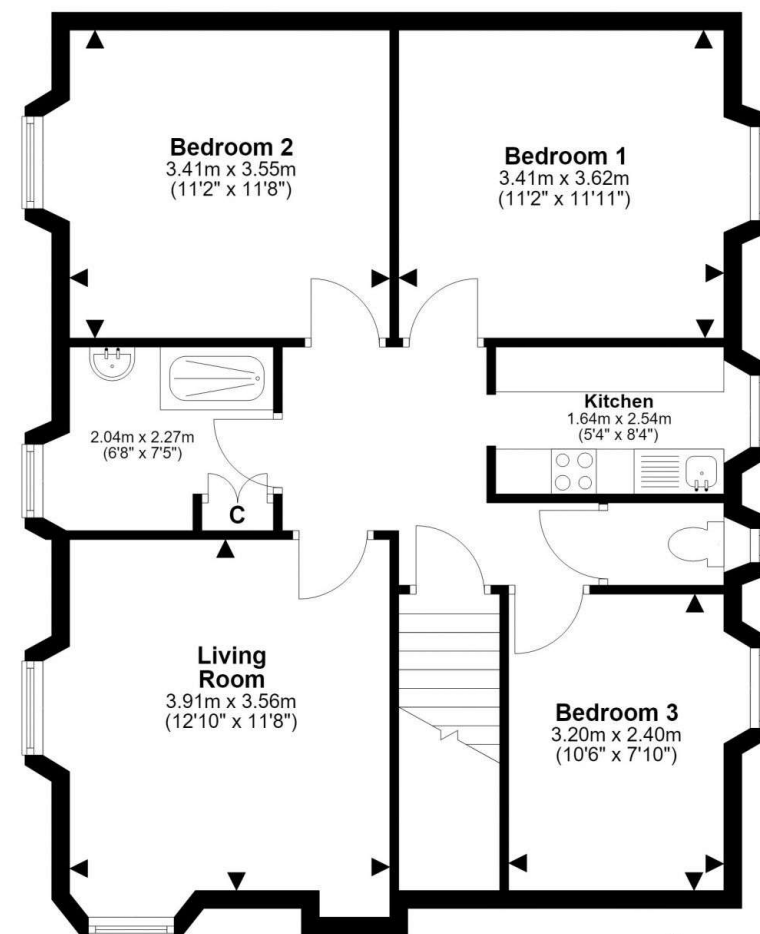


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

