

OFFERS OVER £310,000

181 Newbattle Abbey Crescent
Dalkeith, EH22 3LT

drummondmiller
Solicitors & Estate Agents



- Bright and welcoming living room with dining area
- Separate fitted kitchen and utility room
- Downstairs WC
- Three well-proportioned bedrooms upstairs
- Private Garden Space
- Garage providing additional storage space
- EPC Band C

Description

This impressive three-bedroom detached home offers spacious, versatile accommodation, making it an ideal choice for families or those seeking additional living space. The ground floor features a welcoming entrance vestibule that opens into a central hallway. There is a bright lounge/diner with a well-laid-out kitchen, ideal for everyday living and entertaining. The ground floor also includes a practical utility room and a convenient WC.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, offering comfortable and functional living for a growing household.

Externally, the home benefits from a private garage and a separate garden, ideal for storage, relaxation, or outdoor entertaining.

With a generous gross internal floor area of approximately 112 sq m, this attractive property combines space, comfort, and practicality—making it a superb option for families, professionals, or those looking to upsize.





Central heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There is private front and back garden space and a garage.

Location

Newbattle Abbey Crescent is a well-established and highly regarded residential address set within the desirable Midlothian area of Dalkeith, on the edge of Eskbank. The street forms part of a cul-de-sac development, offering a peaceful, family-friendly setting with a strong sense of community. Originally laid out along the historic axis of the grounds of Newbattle Abbey, the area retains a distinctive leafy character, with mature trees, landscaped surroundings and attractive open green spaces nearby. Perfectly positioned for commuters, the area lies approximately seven miles from Edinburgh city centre and benefits from excellent transport links, including nearby rail services providing quick and convenient access into the capital in around 20 minutes. Residents enjoy easy access to a range of local amenities in Dalkeith and Eskbank, including shops, supermarkets, schooling and leisure facilities, while the surrounding Midlothian countryside and the scenic River South Esk offer an abundance of walking and outdoor pursuits right on the doorstep. Combining a semi-rural feel with excellent connectivity, Newbattle Abbey Crescent offers an ideal balance for those seeking a quieter lifestyle without compromising on convenience.

Extras

The sale price includes, light fittings, carpets, floor coverings, hob, oven, under counter fridge, washing machine and tumble dryer.

Home Report

The property has been valued by surveyors at £320,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Open viewing on Sundays between 10am-12pm or by appointment via Agents on 0131 229 3399.





181 NEWBATTLE ABBEY CRESCENT, DALKEITH, EH22 3LT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,187 SQ FT / 110 SQ M
GARAGE 128 SQ FT / 12 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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