



7 Crame Terrace, Dalkeith, Midlothian, EH22 3JP

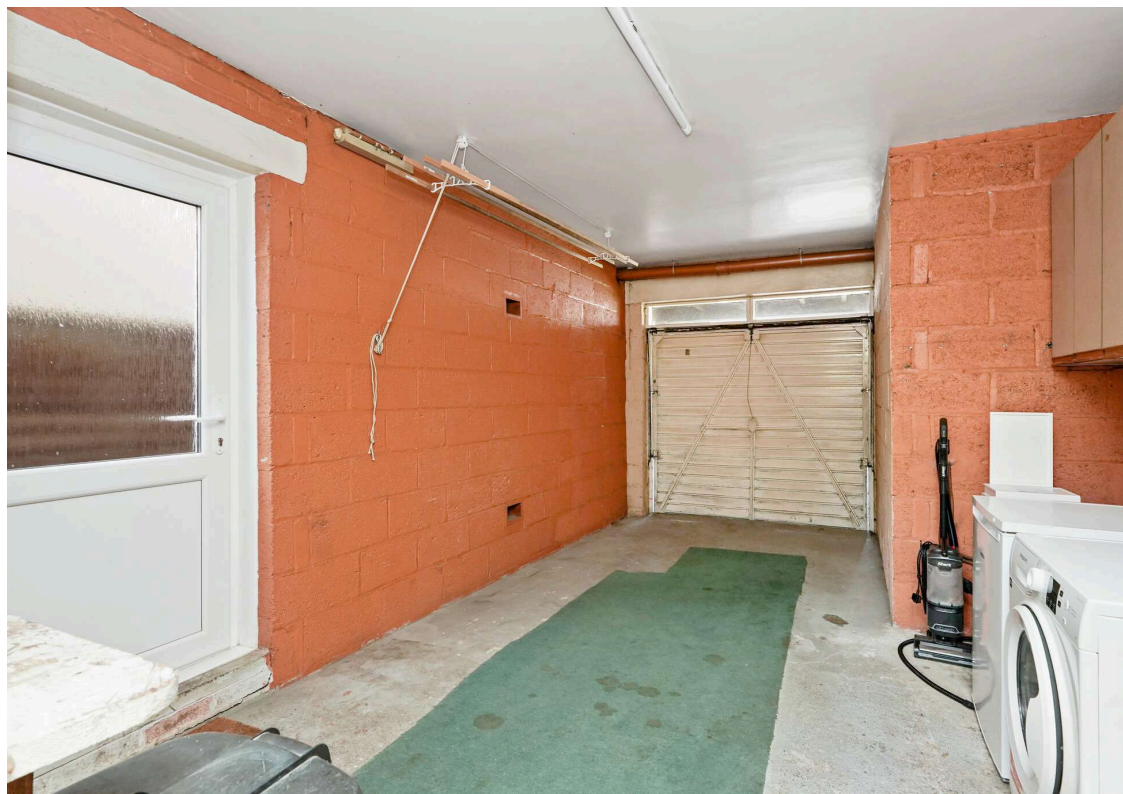


Welcome

Welcome to 7 Crame Terrace, Eskbank—a bright and spacious five-bedroom detached villa located in a desirable cul-de-sac within a well-established and sought-after residential estate in Eskbank, Midlothian. The property is conveniently positioned close to local shops and schools available in Eskbank, Bonnyrigg, and Dalkeith. It features mature, private gardens at the front and rear, a driveway with off-street parking, and access to an integral garage equipped with lighting, power, and a utility area including a washing machine. Well maintained over the years, the home is presented in clean condition, though it would now benefit from some light updates—offering an excellent opportunity to personalize it to your taste. Early viewing is recommended to avoid disappointment.

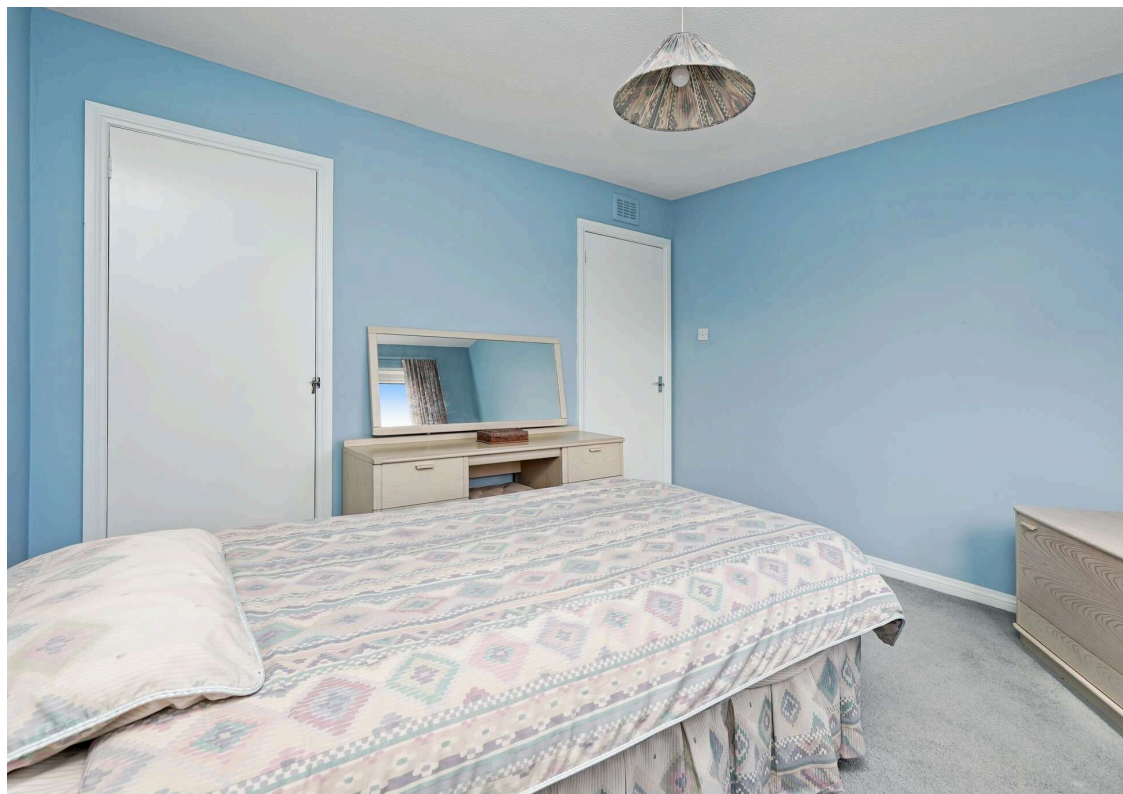
- Entrance porch
- Hallway with storage
- Ground floor WC
- Spacious living room with full height front facing window, living flame gas fire (no warranty) and fire surround
- Dining room with French doors to the rear garden
- Fully fitted dining kitchen with a range base and wall units, ceramic electric hob, oven, extractor, integrated dishwasher, integrated fridge, and access to the garage utility area







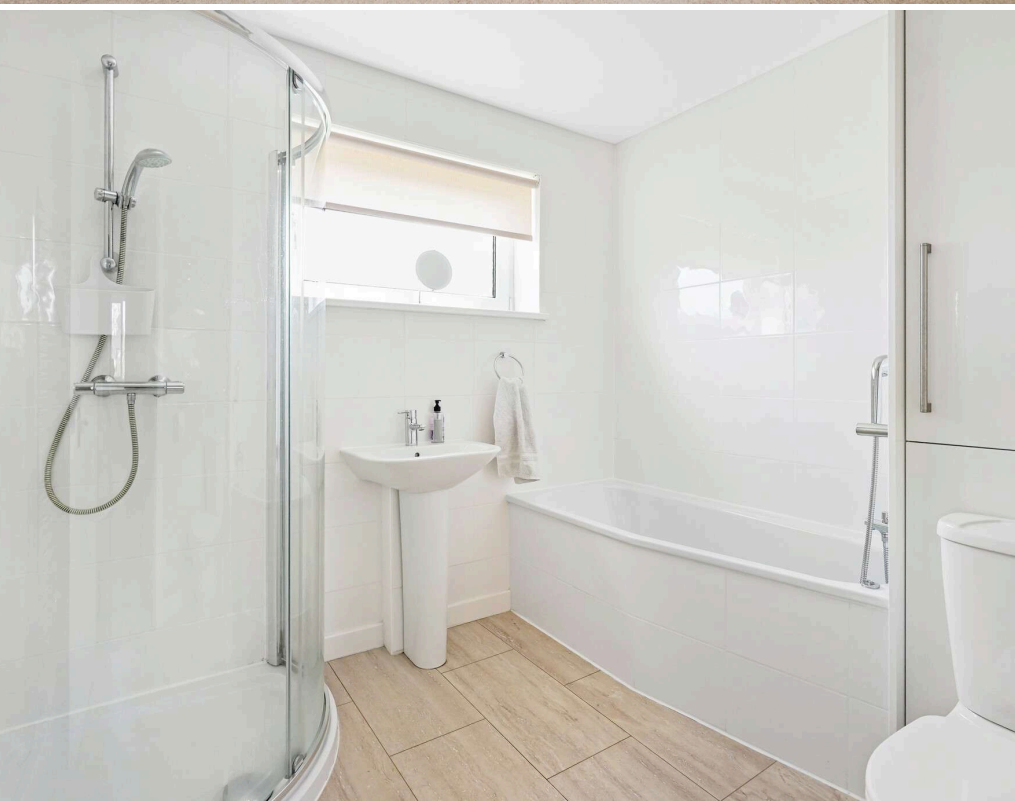
- Upper hallway with built-in storage, and Ramsay ladder access to a part floored loft
- Main bedroom with front facing window and built-in mirrored wardrobes
- Bedroom two with front facing window and built-in storage
- Bedroom three with rear facing window and built-in storage
- Bedroom four with rear facing window and built-in storage
- Bedroom five with front facing window
- Family bathroom with four-piece suite comprising, shower cubicle, bath with shower attachment, wc, sink, heated towel radiator, and shelved store cupboard
- Gas central heating and double glazing
- Driveway
- Garage with light, power, and a utility area with washing machine, which can be accessed from the kitchen
- Private and mature garden grounds





Eskbank

Eskbank is one of the most sought-after residential areas in Midlothian, renowned for its tree-lined avenues, attractive period properties, and tranquil surroundings. Residents benefit from excellent local amenities, including shops, cafes, and reputable schools, as well as easy access to Dalkeith and Edinburgh city centre via nearby rail and road links. With picturesque parks and green spaces on the doorstep, Eskbank offers an ideal blend of suburban peace and convenient connectivity, making it a perfect location for families and professionals alike.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to the living flame gas fire, any integrated appliances, free-standing white goods, or any other movable items included in the sale. Other items may be available by negotiation.



Get in touch

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Property Hub:

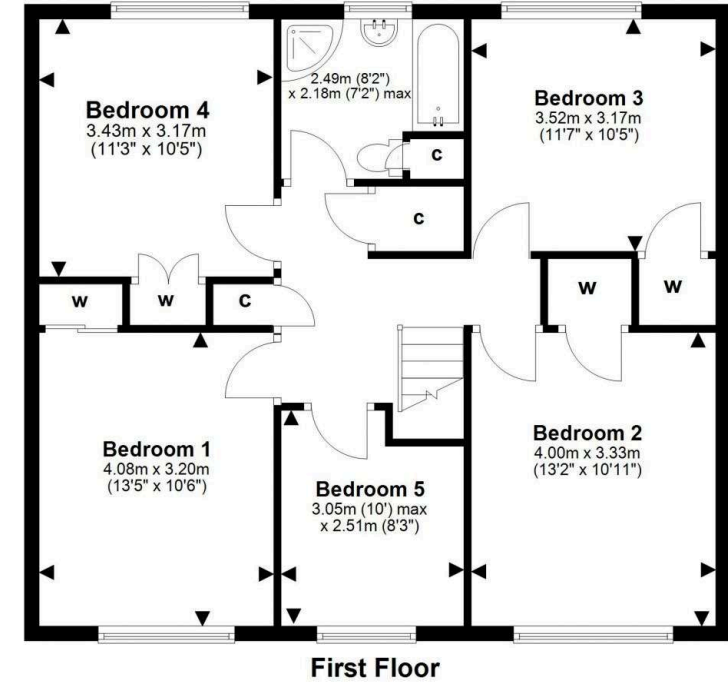
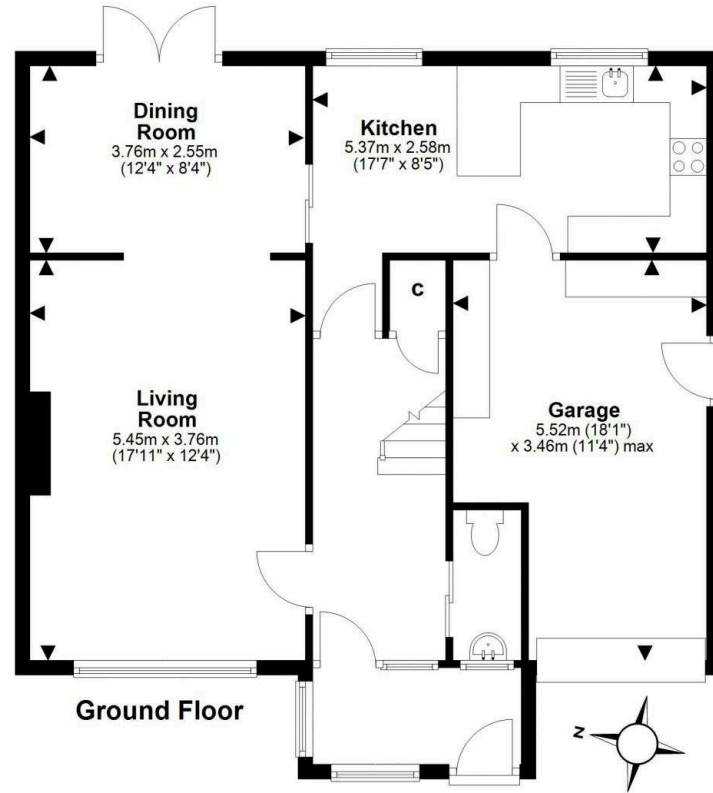
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.