

14 NEWBATTLE ROAD

Eskbank, Dalkeith, Midlothian, EH22 3DB



**C-LISTED DETACHED
VICTORIAN VILLA**

*in the Eskbank
conservation area*


GILSON GRAY
LAW • PROPERTY • FINANCE

CONTENTS

- 04** **Welcome to 14 Newbattle Road**
This detached Victorian villa is a truly exceptional residence, filled with natural light and proportioned on an impressive scale
- 06** **Floorplan**
- 10** **The entrance**
Space and rich character is immediately apparent as you enter via the vestibule and reception hall
- 12** **The reception rooms**
Two generous wood-floored living spaces are positioned to either side of the hall. Additionally, a bright, carpeted snug off the hall provides an intimate retreat
- 16** **Open-plan dining kitchen**
The kitchen achieves an attractive balance of contemporary functionality and traditional charm
- 20** **The bedrooms**
The first-floor principal bedroom is exceptionally proportioned, enjoying serene garden and woodland views. Three further double bedrooms are also located on the upper level
- 24** **The bathrooms**
The bedrooms are well served by both a bathroom and a shower room on the same level. A WC cloakroom is located off the reception hall
- 26** **Gardens & parking**
Mature wraparound gardens spanning 1/3 acre, and a sweeping gravelled driveway leading to an attached single garage
- 30** **Eskbank, Dalkeith**
The sought-after residential area of Eskbank lies 7 miles from the city centre. The surrounding area offers outstanding natural beauty



14 NEWBATTLE ROAD

Set amidst magnificent wraparound grounds, with secluded gardens and outstanding private parking, this detached Victorian villa is a truly exceptional residence, filled with natural light and proportioned on an impressive scale, with refined period detailing throughout. Beautifully adapted for modern family life, it offers four double bedrooms, multiple reception areas,

an impressive open-plan kitchen and dining room, and the practical advantages of a bathroom, a shower room, a guest WC, a utility room, a garage, and ample storage. Extending to approximately 330 square metres and Category C-listed for its historic pedigree, the villa is a substantial home of rare character and distinction.

GENERAL FEATURES

C-listed detached Victorian villa in the desirable Eskbank conservation area
Substantial and flexible family home extending to approximately 330 square metres
Set on 1/3 acre of grounds bordered by protected woodland
Light-filled interiors with grand proportions and original detailing
Excellent transport links to Edinburgh city centre and beyond
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Mosaic-floored vestibule and reception hall with WC cloakroom
Living room and drawing room with bay windows and log burners
Additional snug ideal for home working, reading, or family use
Open-plan dining room and high-end kitchen with breakfast island
Utility room, pantry, and rear hall with garden access
Principal bedroom with bay window, south-facing aspect, and fitted wardrobes
Three further double bedrooms and excellent additional storage
Bathroom with bath and walk-in rainfall shower
Separate shower room
Gas central heating and double-glazed sash windows with functional shutters

EXTERIOR FEATURES

Beautiful secluded gardens with sweeping lawns and established trees
Attached garage, external store, and WC
Private gravelled driveway creating a striking approach
Outstanding private parking for multiple vehicle

PROPERTY NAME

14 Newbattle Road

LOCATION

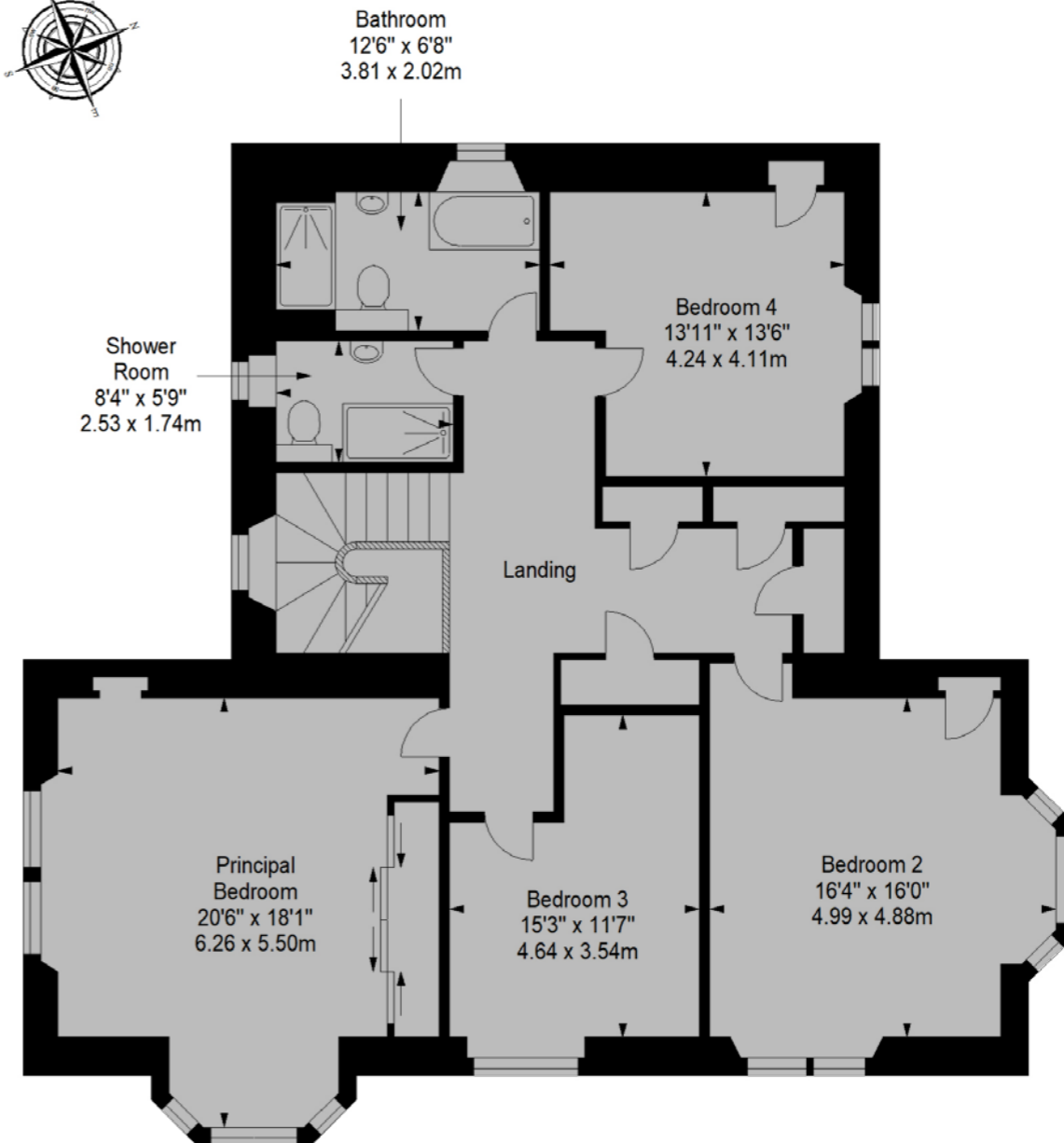
Eskbank, Dalkeith, EH22 3DB

APPROXIMATE TOTAL AREA:

305.1 sq. metres (3284.2 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

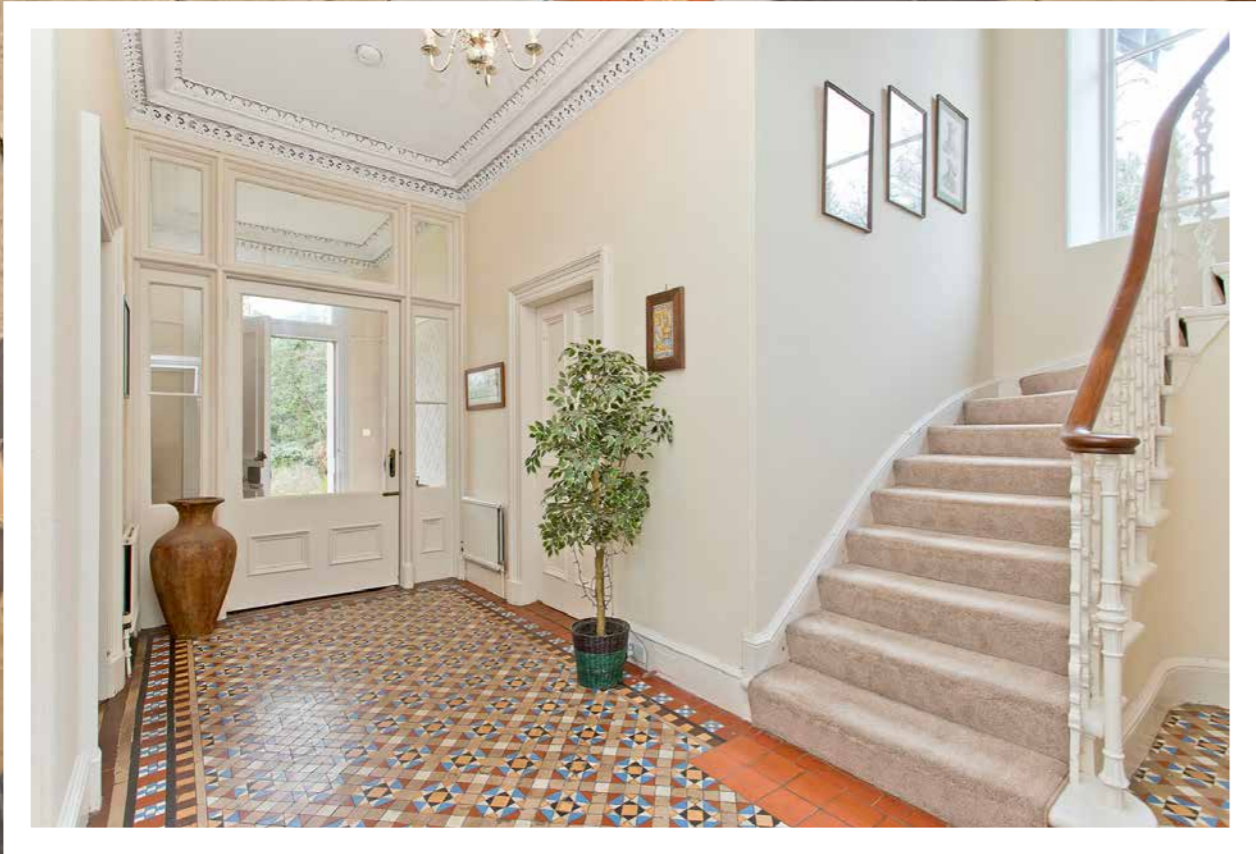
The floorplan is for illustrative purposes.
All sizes are approximate.



The imposing sandstone villa lies just seven miles from the heart of Edinburgh, on the fringes of Dalkeith, in the leafy, affluent suburb of Eskbank, which is served by excellent rail links. This exclusive conservation area promises a tranquil escape from the bustle of the city, whilst remaining within easy reach of all its attractions.



CHARACTERFUL ENTRANCE



The uplifting sense of space and rich character is immediately apparent as you enter via the vestibule and reception hall, both framed by intricate cornicing and colourful mosaic flooring. Exquisite ceiling detailing continues throughout the home.

Beautiful RECEPTION ROOMS



Two generous wood-floored living spaces are positioned to either side of the hall: a living room and a drawing room. Both enjoy a dual-aspect garden outlook, including a wide bay frontage, allowing the rooms to flood with natural light, whilst log burners create a cosy atmosphere on colder evenings. The south-facing living room also features an open Edinburgh Press.

Additionally, a bright, carpeted snug off the hall provides an intimate retreat for quiet relaxation or home working.





**Light-filled
interiors
with grand
proportions and
original detailing**

Convivial open-plan DINING KITCHEN



Open to the kitchen, the formal dining room is the perfect setting for family life and effortless entertaining. The entire space is dual-aspect and floor tiled for durability. An open Edinburgh Press and a (disconnected) living-flame fire complete the dining room.

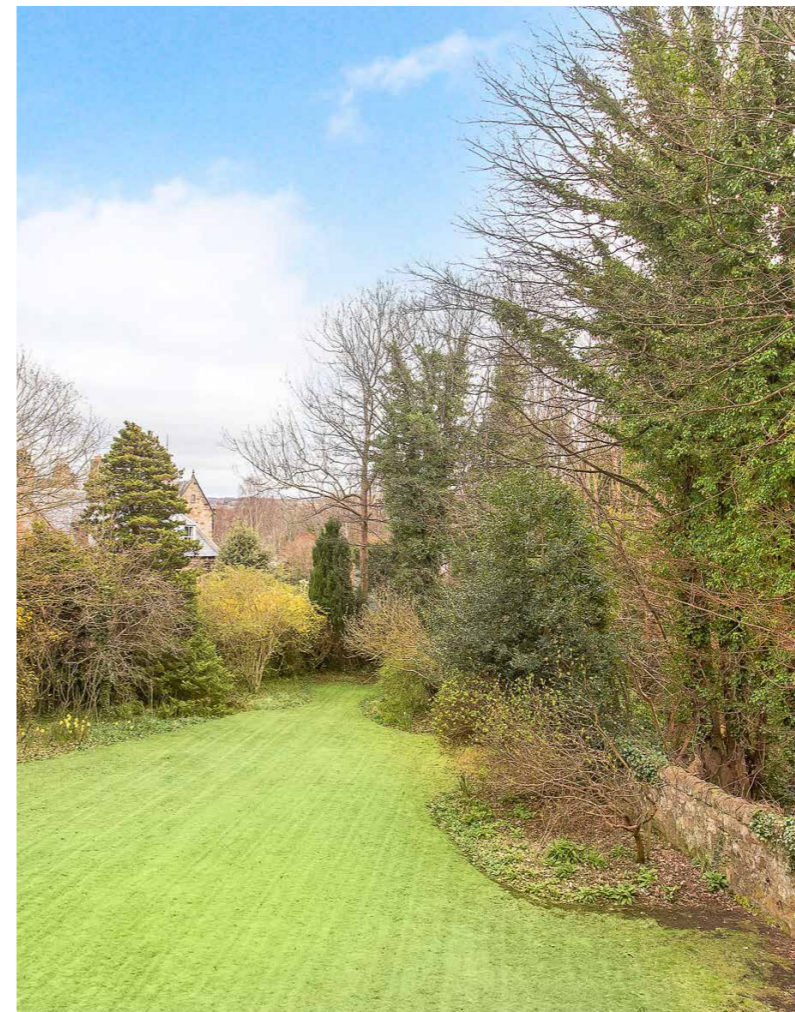
HIGH-END KITCHEN

with breakfast island

Centred around a breakfast island, the kitchen achieves an attractive balance of contemporary functionality and traditional charm. Stylish ivory-white cabinets are paired with granite-effect worktops, a deep Belfast sink, and a focal black AGA. An oven, microwave, full-length fridge, and dishwasher are neatly integrated. A large freestanding freezer, washing machine, and dryer are discreetly housed in the utility room, reached via a rear hall with a pantry and garden access.



The first-floor
**PRINCIPAL
BEDROOM**



The first-floor principal bedroom is exceptionally proportioned, enjoying serene garden and woodland views via a wide bay and an additional south-facing window. Soft carpeting and generous fitted wardrobes add comfort and practicality.



Three further double bedrooms, one with a bay frontage, are also located on the upper level, all fanning off a bright, elegantly detailed landing. Carpeting flows throughout, whilst the landing and two bedrooms provide plentiful storage.



Three further
DOUBLE BEDROOMS

THE BATHROOMS

The bedrooms are well served by both a bathroom and a shower room on the same level, each benefiting from natural light, modern sanitaryware, and neutral tilework. The bathroom is four-piece, including a bath and walk-in rainfall shower.

For added convenience, a WC cloakroom is located off the reception hall.



Extras: All fitted flooring, light fixtures, integrated appliances, and window coverings, washing machine, dryer and freezer in the utility room, wall-attached shelving in the study (bedroom 2) and free-standing wardrobes in bedrooms 3 and 4 are included in the sale.





Idyllic wraparound
GARDENS

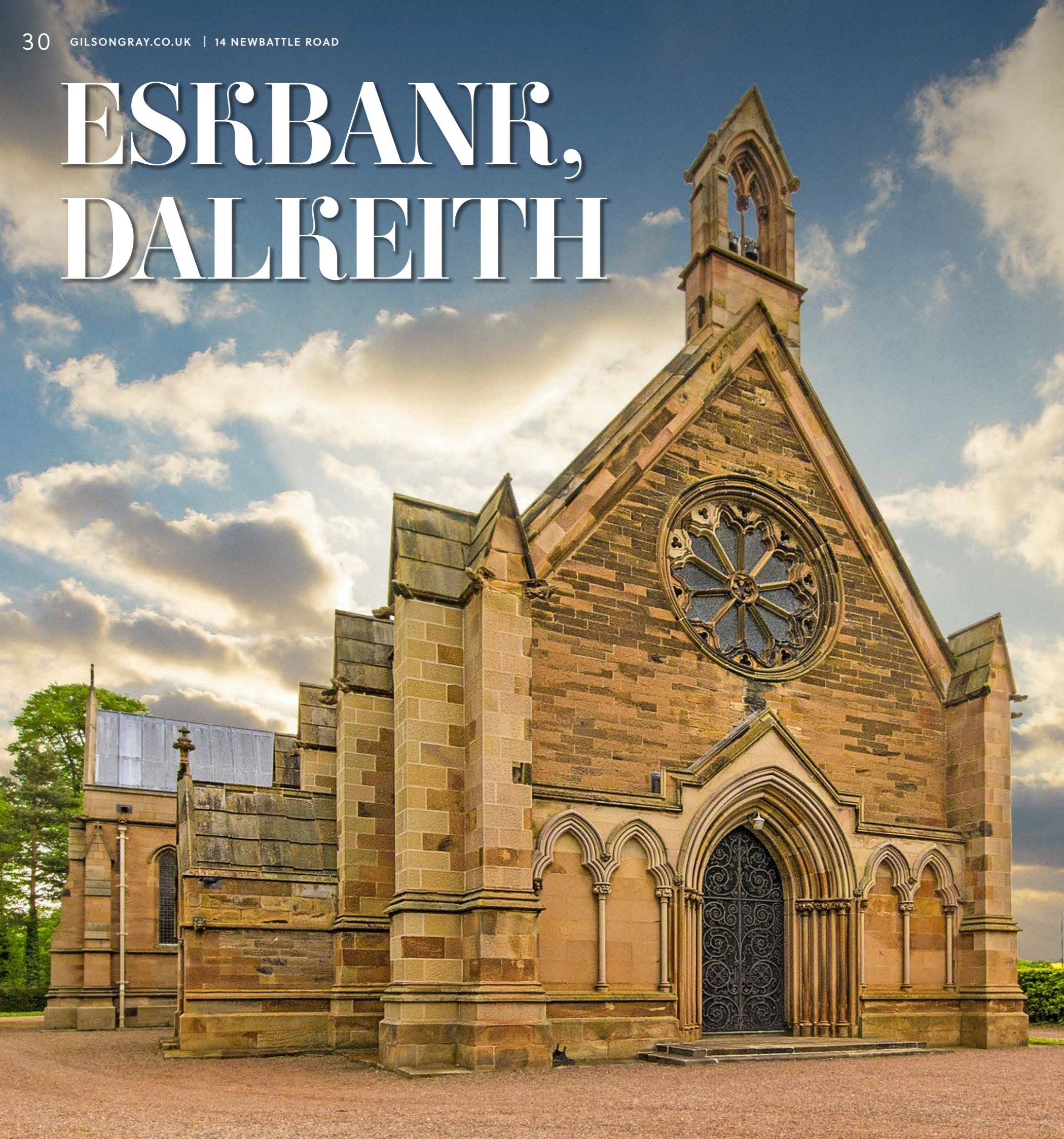
SWEEPING LAWNS & outstanding private parking



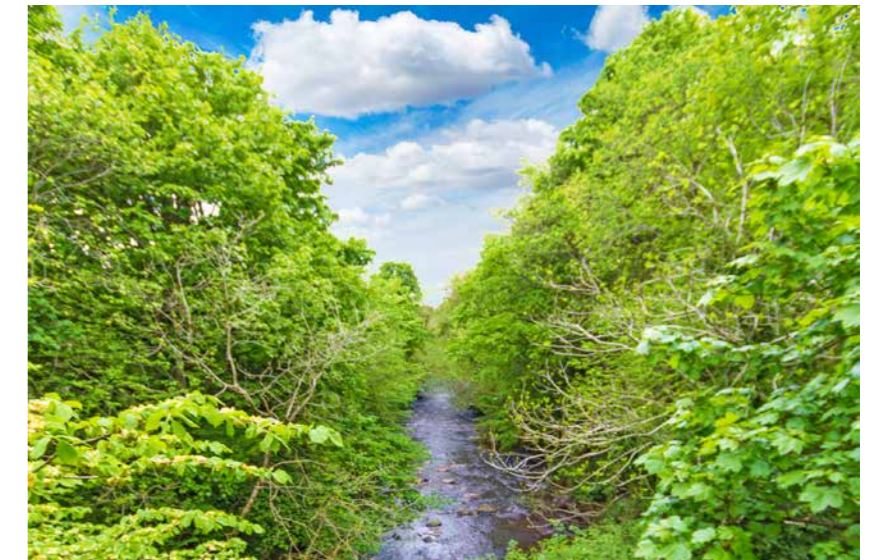
The villa is beautifully positioned within mature wraparound gardens spanning 1/3 acre, where sweeping lawns, flower beds, and established trees create a wonderful sense of seclusion, further enhanced by surrounding protected woodland.

A sweeping gravelled driveway creates a statement arrival, leading to an attached single garage providing additional parking and storage.

ESKBANK, DALKEITH



"The surrounding area offers outstanding natural beauty... all within an easy commute to Edinburgh."



The much sought-after residential area of Eskbank lies 7 miles from the city centre. The surrounding area offers outstanding natural beauty, including a breath-taking valley, all within an easy commute to Edinburgh. Tranquil walks and cycle paths can be found on the banks of the River North Esk and Benbught Woods. For picnics and family days out, nearby Vogrie Country Park and King's Park are both ideal locations. For more energetic pursuits, King's Park offers tennis courts, a bowling green, a pitch and putt and a playground. Nearby Lasswade Leisure Centre offers a swimming pool, gym and fitness classes. There are numerous golf courses in close proximity. Eskbank enjoys an excellent choice of shops, coffee shops, and restaurants, with a large 24 hour supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away and boast over 100 High Streets outlets combined. Eskbank is in the catchment area for Kings Park Primary School, with secondary schooling at Dalkeith High School. The area further benefits from excellent transport facilities, with regular buses taking you to the city centre and beyond. Eskbank is also located on the Borders railway line, allowing journeys to Edinburgh and the Borders, and taking just 20 minutes to reach the city centre. The City Bypass is within easy reach providing access to the motorway networks and Edinburgh airport, making this an ideal location for commuting.



GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.