









Offers Over

£535,000

1 The Stables, Newbattle Road

Eskbank | Midlothian | EH22 3LJ

This truly exceptional B-listed former groom's house forms part of an exclusive courtyard conversion of the original stable block, a distinguished setting hidden within the magnificent parkland estate of Newbattle Abbey, a 16th-century country house steeped in history. A shared central courtyard provides an idyllic and tranquil setting, enhanced by a striking millstone fountain and elegant stone paving.

-  3 Bedrooms
-  2 Public rooms
-  3 Bathrooms & WC apartment
-  Private Garden
-  Garage and Resident's Parking
-  EPC Rating – D
-  Council Tax Band - G



Description

This beautifully appointed home is complemented by a delightful private front garden, which has been laid to lawn with an abundance of colourful plants, flowers and shrubs enjoying a serene setting with the leafy backdrop off Newbattle Abbey estate beyond. Combining timeless character and elegant modern living, the accommodation offers generously proportioned rooms throughout and has been meticulously maintained by the present owners offering a wonderful home in true move-in condition. Set over two floors, the delightful accommodation comprises; welcoming entrance hallway with storage provisions and a useful two piece WC apartment. There is a beautifully appointment reception room enjoying a dual aspect enhanced by clock tower views and the room offers many striking features including a central fireplace with living flame gas fire. A fantastic addition to this home is the stunning 31ft kitchen/diningroom enjoying a sunny south-westerly aspect with door leading to the communal rear courtyard.

The fully integrated kitchen offers ample wall and base units with built-in Induction hob, electric oven and hood with integrated appliances included in the sale. The diningroom is a lovely and generous space, offering a perfect spot for entertaining and relaxing. A sweeping carpeted staircase leads to the upper floor providing access to the principal bedroom, featuring a dual aspect with clock tower views together with a stylish en-suite shower room. Double bedroom two benefits from bespoke built-in wardrobes and an en-suite bathroom. A further good sized third bedroom together with an additional shower room completes the upper accommodation. In addition, the property has a gas central heating system and partial double glazed window units (to upstairs rear bedrooms and back door only). This property is a real hidden gem in the breathtaking Newbattle Abbey Estate and viewing is highly recommended to be fully appreciated!



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the Induction hob, oven and hood and integrated appliances (fridge freezer, washing machine and dishwasher).

Externally

The property benefits from a delightful private front garden, complemented by well-maintained communal courtyard gardens proving an attractive shared setting. Additional features include a single garage with power and water supply together with roof space, for additional storage provisions. Additional resident's parking is located to both the front and rear of the property.

Additional information

Residents contribute to a Courtyard fund, of approx. £40 per month.

Viewing

By appointment with Neilsons on 0131 625 2222.





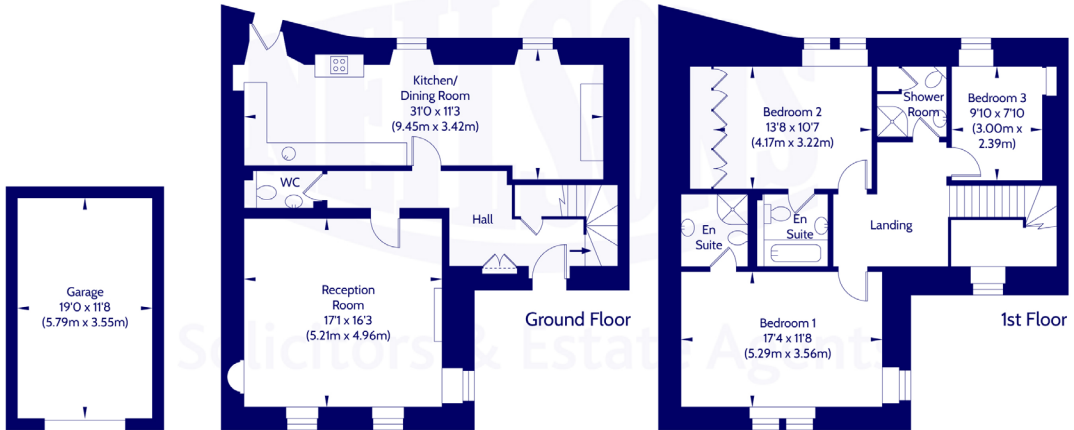
Location

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 childrens' playground. Newbattle woods are less than 100 meters away and has 5Km worth of paths within it. Dalkeith and Vogrie Country Parks are just a short drive/ walk away and an excellent range of golf courses are nearby. Excellent amenities and on hand including a 24- hour Tesco superstore with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling in both the private and public sectors are well catered for in the area.





Approx. Gross Internal Floor Area 147 Sq M / 1582 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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