



29 Eskbank Court, Eskbank
Dalkeith

Offers Over £260,000





29 Eskbank Court

Eskbank, Dalkeith

Beautifully presented 4 bedroom townhouse in sought-after Eskbank with flexible living over three levels, open-plan family space, private garden, Juliet balcony, parking and easy Edinburgh access.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful 3-Bedroom Townhouse in Sought-After Eskbank
- Flexible Family Living Across Three Spacious Levels
- Stunning Open-Plan Kitchen, Dining & Family Room
- Private Garden with Woodland Backdrop
- Principal Suite with En-Suite & Fitted Wardrobes
- Private allocated parking plus visitor parking
- Second-Floor Lounge or Fourth Bedroom with Juliet Balcony
- Private Allocated Parking & Visitor Spaces
- Walk to Eskbank Station | Excellent Edinburgh Commute



29 Eskbank Court. EH22

Set within a quiet courtyard just off the centre of Eskbank, the property enjoys a peaceful and tucked-away position while remaining close to the area's everyday conveniences. Eskbank itself is one of Midlothian's most sought-after addresses, known for its leafy character, excellent transport links, local cafés, shops, green spaces and easy access into Edinburgh.

Entrance Porch/Hallway.

First impressions matter, and 29 Eskbank Court begins with a welcoming entrance porch that provides a practical transition from the outside world into the home. Beyond, a bright and inviting hallway creates an immediate sense of space and flow. The staircase rises ahead, while a doorway to the right opens into the heart of the home, a superb open-plan living, dining and kitchen area designed for modern family life. Filled with natural light and offering a warm, welcoming atmosphere, the hallway sets the tone for the accommodation that follows, creating a feeling of comfort from the moment you step inside.



Living/Dining Room

23' 11" x 11' 10" (7.30m x 3.60m)

Living & Dining Area. Occupying the front section of the home's impressive open-plan living space, this generous living and dining area has been designed with modern family life in mind. A large front-facing window fills the room with natural light, while French doors at the opposite end create a seamless connection to the garden beyond. The result is a wonderfully bright and versatile space that adapts effortlessly to everyday living, family gatherings and entertaining alike. Whether arranged as a formal dining area, a relaxed family lounge, or a combination of both, the room offers the flexibility that modern buyers are looking for. A useful understairs cupboard provides valuable storage for coats, shoes and household essentials, helping to keep the space uncluttered and organised. Open to the kitchen beyond, this is very much the social heart of the home, a place where family life naturally comes together.

Kitchen

23' 11" x 11' 10" (7.30m x 3.60m)

Kitchen Open to the living and dining area, the kitchen is designed to keep family life connected. Contemporary white units provide excellent storage, with generous worktop space and integrated appliances including an oven, hob, extractor hood, dishwasher and fridge freezer. French doors open directly onto the rear garden, drawing in natural light and framing a lovely open outlook towards mature trees beyond. The result is a peaceful, private backdrop that gives the space a secluded feel. Practical, bright and sociable, this kitchen forms part of the true heart of the home — a place for everyday meals, family life and easy entertaining.





Bedroom 3/Family Room

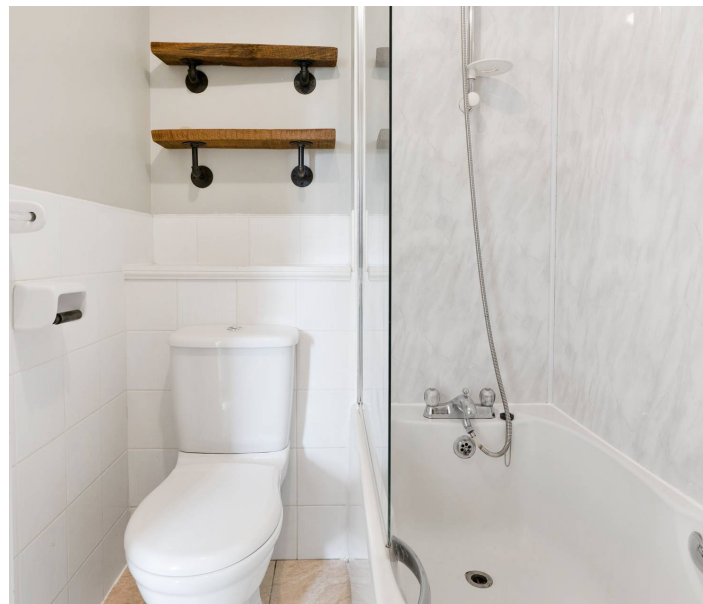
11' 10" x 8' 6" (3.60m x 2.60m)

Bedroom 3/Family Room. Set on the second floor, this bright and airy room offers wonderful flexibility as either an additional living space or a generous fourth bedroom. A Juliet balcony draws in natural light and frames a beautiful outlook over mature trees, with views stretching across Eskbank beyond. It gives the room a calm, elevated feel — private, peaceful and quietly impressive. Whether used as a principal living room, an impressive fourth bedroom or a quiet retreat, this is a highly versatile space that adapts beautifully to modern family life.

Family Bathroom

4' 11" x 4' 3" (1.50m x 1.30m)

Family Bathroom. Located on the middle floor, the family bathroom is modern, convenient and well placed to serve the surrounding bedrooms. Finished in a clean, contemporary style, it features a full-size bath with shower over, offering practicality for everyday family life as well as the option of a relaxing soak at the end of the day. Fresh, functional and neatly presented, it is a well-designed bathroom for a busy modern home.



Principal Bedroom/ Ensuite

9' 10" x 9' 6" (3.00m x 2.90m)

Positioned at the top of the home, the principal bedroom feels calm, private and quietly removed from the main living areas below. There is a gentle sense of separation here, creating a restful retreat at the end of the day.

Light and well-proportioned, the room offers built-in wardrobes for practical storage while still leaving comfortable space for freestanding furniture. The private en-suite adds a further layer of everyday convenience, with a shower cubicle and a clean, modern finish.

Simple, peaceful and well placed, this is a bedroom that feels quietly tucked away — a comfortable principal space designed for privacy, calm and ease.





Bedroom 4

9' 10" x 6' 11" (3.00m x 2.10m)

Bedroom Four. Located on the second floor, Bedroom Four is a bright and airy room enjoying a pleasant outlook to the front of the home. Built-in wardrobes provide excellent storage, helping to maximise the space while maintaining a clean and uncluttered feel. Positioned beside the family bathroom, it is both practical and conveniently located within the home. Well proportioned and filled with natural light, this is a comfortable bedroom that will appeal to a wide range of buyers, offering flexibility and versatility for modern living.

Bedroom 2

9' 6" x 8' 6" (2.90m x 2.60m)

Bedroom Two. Set at the top of the house, Bedroom Two enjoys a wonderfully private and secluded position, creating a calm retreat away from the main living areas. Generous in size and similar in proportion to the principal bedroom, it offers excellent flexibility as a spacious double bedroom. Windows to the rear frame attractive views over Eskbank, drawing in natural light and giving the room a peaceful, elevated outlook. Full built-in wardrobes provide excellent storage, making this a beautifully practical and comfortable bedroom.





GARDEN

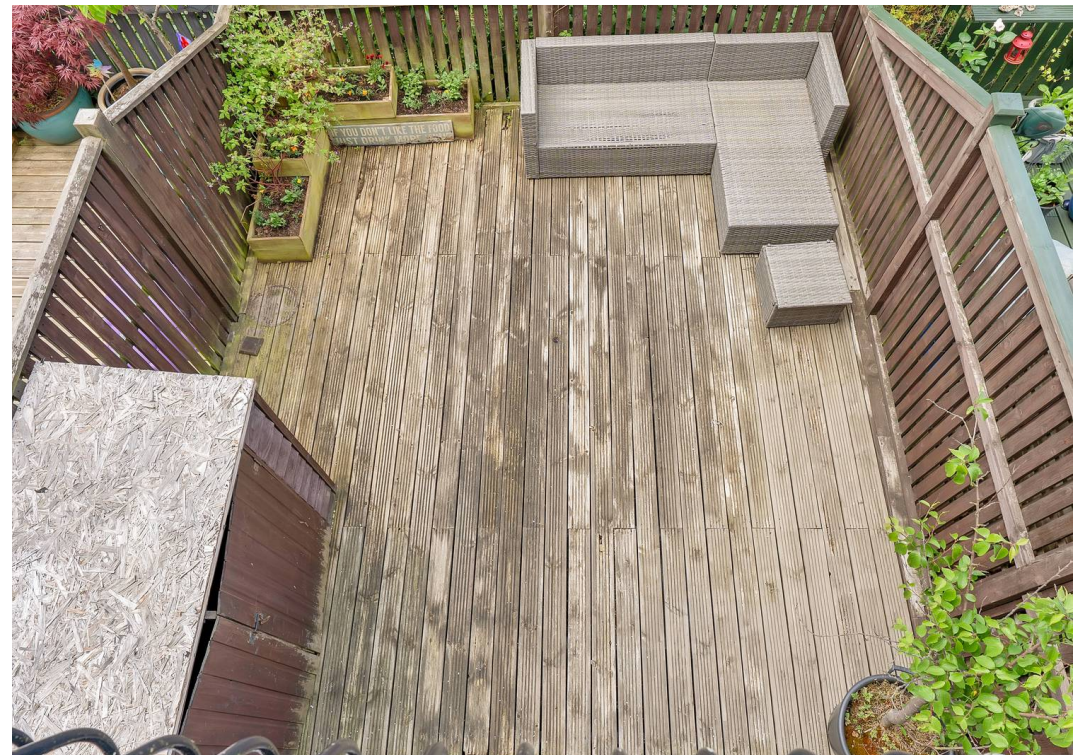
Garden. Accessed directly from the French doors, the rear garden feels like a natural extension of the home. A private decking area provides a peaceful place to sit, dine or gather with family and friends, with mature trees beyond creating a calm, secluded backdrop. Enjoying sunlight throughout the day and into the evening, it is a space designed to be used and enjoyed. Safe, private and beautifully connected to the open-plan living area, the garden offers the perfect setting for quiet morning coffee, summer evenings, or relaxed family time outdoors.

ALLOCATED PARKING

1 Parking Space

Parking. A private allocated parking space sits conveniently outside the front door, making everyday arrivals and departures effortless. Additional visitor parking is available within the courtyard, ensuring there is plenty of space for family and friends when entertaining. It is another thoughtful feature that adds to the practicality and ease of living at 29 Eskbank Court.





29 Eskbank Court EH22 3DS
Approximate Gross Area
125 sq m / 1345 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.





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