





Welcome

Welcome to 2 Crame Terrace, Eskbank - a rarely available bright and spacious extended four-bedroom, detached villa, occupying a prime cul de sac location within an established and much sought-after residential estate in the highly desirable area of Eskbank, Midlothian. The property is well placed to take advantage of all the local shopping and schooling Eskbank and Dalkeith has on offer. There are substantial private garden grounds to the front, side, and rear, with outbuildings, and a driveway that provides off street parking and access to an integral garage with light and power. The property has been well maintained, throughout the years by its owners and is presented in clean condition throughout but would now benefit from some upgrading, providing a fantastic opportunity to further enhance in your own style. The private garden grounds are ideal for entertaining or further extending the existing property. We recommend viewing at your earliest convenience to avoid disappointment.

- Entrance porch
- Hallway with under stair storage
- Ground floor WC
- Spacious living room with front facing window, fireplace currently fitted with electric fire, and fire surround
- Dining room with patio doors to the rear garden
- Family room (various uses) with patio doors to the rear
- Kitchen with space for dining, base and wall units, electric cooker, extractor, dishwasher, tumble dryer, and fridge
- Utility room with side door to the garden and garage access, washing machine, fridge freezer, and additional freezer







- Upper hallway with ample storage and Ramsay ladder access to a part floored loft with light
- Main bedroom with front facing window affording lovely views and built-in full width wardrobes
- Guest bedroom with window to the front, again with views and built-in wardrobes
- En-suite shower room
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with rear facing window
- Family bathroom with four-piece suite comprising, shower cubicle, bath, wc, and sink
- Gas central heating and double glazing
- Driveway
- Garage with light and power
- Outbuildings comprising of a summerhouse and a workshop with light and power
- Superb 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, and all remaining appliances. No warranty applies to 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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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.

