



4 Westfield Court, Eskbank, Midlothian, EH22 3NT



## Welcome

Welcome to 4 Westfield Court, Eskbank-a spacious two-bedroom upper main door flat within a block of four, located in a tranquil cul-de-sac in the highly sought-after Eskbank area of Midlothian. The property enjoys proximity to local amenities, is within walking distance of Eskbank Train Station, Tesco at Eskbank, and offers convenient access to public transport links. While the accommodation requires some modernisation, it features double glazing, electric storage heating, allocated parking, and private garden grounds. Despite the need for refurbishment, this property offers excellent value in Eskbank and would be well-suited for first-time buyers, professional couples, or those seeking to downsize. Viewings are available by appointment only.

- Main door entry
- Small ground floor entrance hall with built-in storage
- Upper hallway with side facing window and Ramsay ladder loft access (part floored with light)
- Spacious living room with front facing window, electric fire and fire surround
- Kitchen with a range of wall and base units, electric cooker, fridge, freezer, washing machine, and plug in microwave
- Bedroom one with front facing window, double mirrored wardrobes, and shelved store cupboard
- Bedroom two with rear facing window
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, and store cupboard with hot water tank
- Electric storage heating and double glazing
- Private garden grounds
- Allocated parking





## Eskbank

Eskbank, situated in the heart of Midlothian, is renowned for its attractive leafy streets, well-regarded schools, and excellent local amenities. The area benefits from superb transport links, with Eskbank railway station providing regular services to Edinburgh and beyond, making it ideal for commuters. Residents enjoy easy access to picturesque parks, golf courses, and a variety of shops, cafés, and restaurants, all contributing to a relaxed yet vibrant community atmosphere. The proximity to Dalkeith and Edinburgh ensures both convenience and a touch of countryside tranquillity, making Eskbank a highly sought-after residential location.

## Extras

All floor coverings, light fittings, cooker, washing machine, fridge, freezer, and microwave. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen.



# Get in touch

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 0131 240 3818

Property Hub:

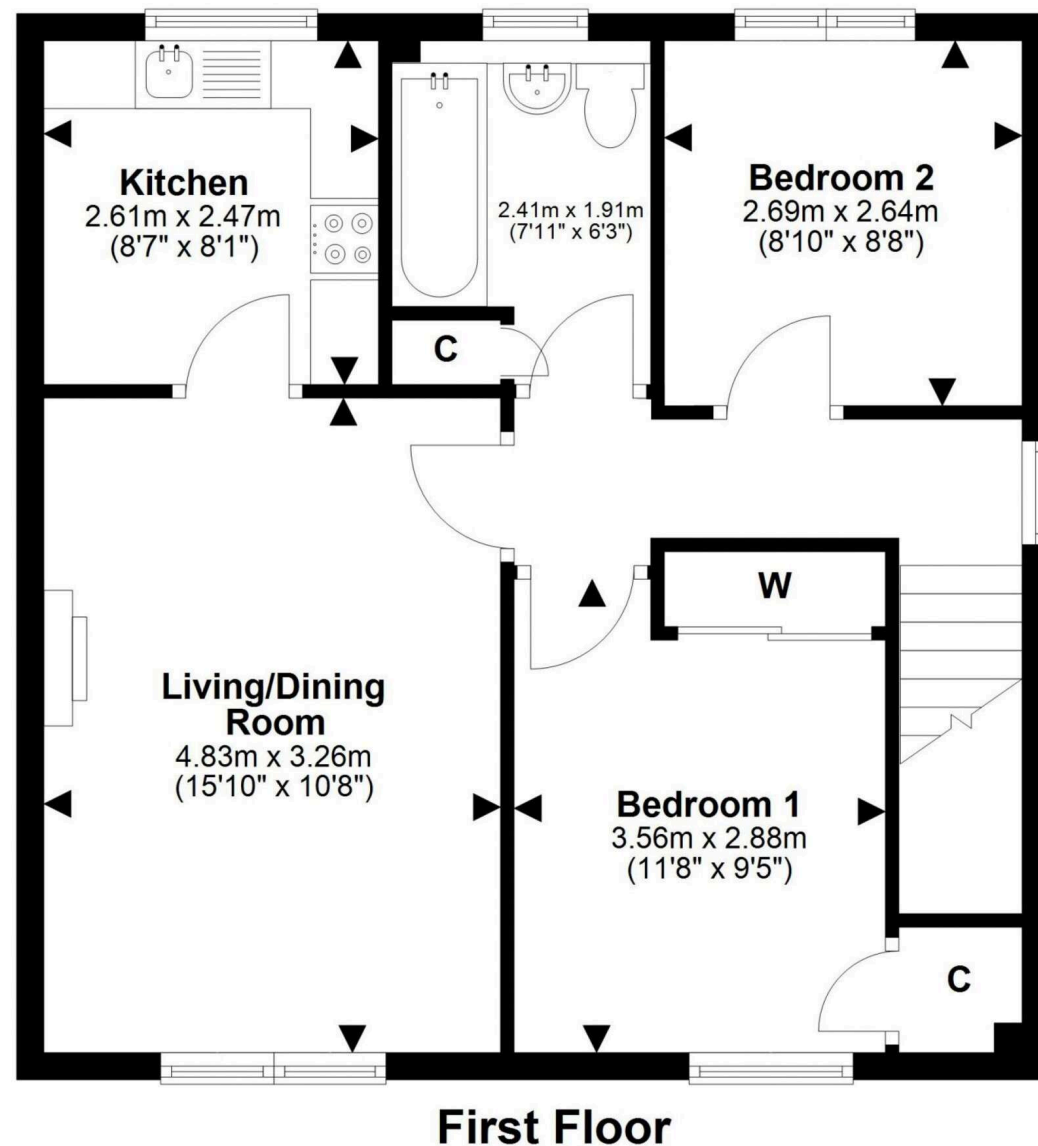
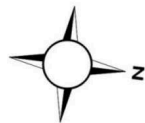
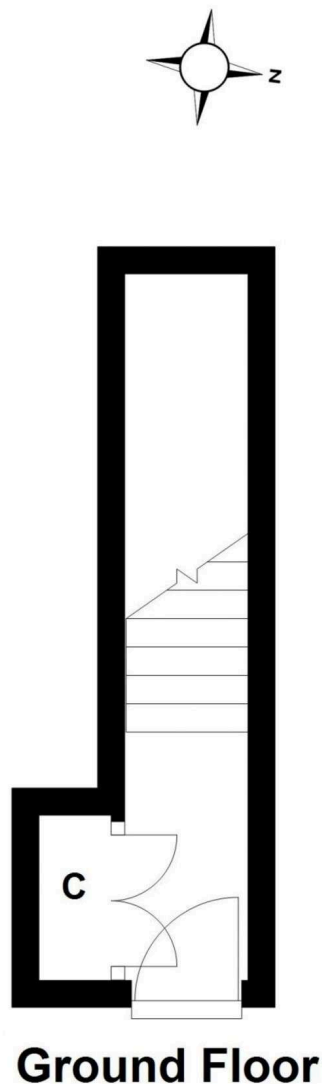
25-27 High Street, Dalkeith  
EH22 1JB

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.