



**ROSENEUK**

*9 Park Road, Eskbank, EH22 3DF*









## ROSENEUK

9 Park Road, Eskbank, EH22 3DF

**A deceptively large C-Listed 5-bedroom family home, measuring 3,425 sqft, nestled in the centre of Eskbank on a substantial 0.26 Acre plot. This stone built semi-detached Victorian villa dates from the 1870's, featuring a large private garden, single garage, large private driveway with electric gates, home gym and sauna. It is within close proximity to Eskbank's Train Station and within commuting distance of Edinburgh.**

Eskbank Train Station 0.8 miles, Edinburgh 7.5 miles, Edinburgh Airport 14 miles  
(All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Open Plan Sitting Room-Games Room, Open Plan Kitchen- Dinning Room with Conservatory, Double Bedroom, Bathroom, Gym with Sauna & Shower, Utility Hall and Cloakroom.

**First Floor:** Four Double Bedrooms and a Family Bathroom, access a large Roof Terrace, extensive Eaves storage and access to a partially floored Loft.

**Garden:** A generous and secure rear garden measuring 0.15 Acres, with a large lawn and a wide and varied selection of edible fruit trees, berries, and raised vegetable beds. A private 3 car paved driveway to the front with an electric security gate and lockable pedestrian entrance enclosed by well established hedges, with internal herbaceous borders.

**Garage:** Integral Single Car Garage.

**About:** 0.26 Acres





## ROSENEUK

9 Park Road, Eskbank, EH22 3DF



4



5



2

### Situation:

Eskbank is situated approximately seven miles south of Edinburgh's city centre and is a highly desirable established leafy community of Victorian stone-built properties. Park Road is a prestigious street within Eskbank known for its handsome Victorian stone villas, generous garden plots and close proximity to King's Park. There is a wide choice of local amenities including supermarkets, banks, dentists, doctors and nearby Dobbies Garden Centre. The neighbouring Dalkeith Country Park hosts family events throughout the year and contains adventure parks and GoApe activity centre for fun with the family. Whilst there are also miles of woodland walks accessible from your front door both there and in the grounds of Newbattle Abbey. Also, the Pentland Hills offering a variety of picturesque hill walks with a short drive. The Edinburgh Waverley Line is nearby offering a rail link to Edinburgh Waverley and the Borders. There are excellent schools within the catchment area, at nursery, primary, secondary levels and a number of private schools on the south side of the city including George Watsons College, Merchiston Castle School, and George Heriots School. Edinburgh's Royal Infirmary is also within easy reach by road and bus. Eskbank is also well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.

### General Description:

Roseneuk is a beautiful stone built semi-detached C-listed villa that is thought to have been built in 1875. Featuring a charming stone-built facade sitting beneath a slate roof, offering generous accommodation over its two floors, having been lovingly cared for by its current owners, the house is the perfect blend, showcasing retained traditional features and yet providing modern comforts.





The house is approached via Park Road arriving to an electric vehicular access gate and pedestrian gate, opening to a generous private block paved driveway offering plentiful parking to the side of the house and in front of the single garage. The front door opens to a welcoming entrance vestibule with original tiled floor and shelving, with an internal glazed door opening to the entrance hall, featuring a beautiful wooden parquet floor that gives access to the principal rooms on the ground floor.

The open plan sitting room-games room is a generous size with a beautiful ornate cornice and a central ceiling rose, the room is bathed in natural light from the large dual aspect windows overlooking the rear garden and front driveway. The sitting room features a handsome wood burning stove with a stone slip and wooden mantel above. The games room with space for a ping-pong table and seating, has a large glazed door that opens to the raised deck and rear garden beyond.

From the entrance hall, you access the open plan kitchen-dinning room and conservatory through the library. The library is a cosy nook and features extensive built in shelving with a central fireplace with a stone slip and wooden mantel above. The bright and airy kitchen area has stone tiled floors with a range of wall and base mounted units, with a basin overlooking the rear garden, with modern appliances including a Miele dishwasher, Miele oven and steam oven, with Smeg induction hob and Gaggenau extractor fan above. There is a pull-out pantry cupboard providing plentiful shelving and storage space with a dining area that has space for a large table, with two French doors leading out into the garden. The conservatory has beautiful views over the rear garden, with an AC unit providing both cooling and heat should it be required, with double doors that open out to the rear garden.

From the kitchen a door opens to a walk-through utility hall, home gym with sauna and cloakroom. The utility hall has space for a washing machine and tumble dryer, with a large Belfast sink, with two large cupboards either side providing storage. The inner hall gives access to a cloakroom, with WC and wash hand basin, with back door leading out to the rear garden. From the utility, a door opens to a home gym and sauna with shower, with an internal door opening to the integral single garage, which has double doors that open to the front driveway.

Completing the accommodation on the ground floor is a double bedroom, with large windows overlooking the front driveway with a storage cupboard, and a family bathroom with tiled floor, bath with separate handheld shower attachment, basin and shower and separate boiler cupboard providing storage.





Stairs ascend to the first floor and landing, passing a beautiful arched window that overlooks the rear garden and arrives to a spacious landing giving access to four double bedrooms, a family bathroom and access to a partially floored loft and roof terrace. Two of the double bedrooms sit to the front of the property and feature large dormer windows overlooking the front driveway, with one providing extensive built in wardrobes.

Across the landing is a further double bedroom which has stunning views over the rear garden and features a large walk-in closet. The remaining double bedroom, which is currently utilised as a study, features built in shelving and provides access to the roof terrace which features a spiral staircase giving access to the garden below. Completing the accommodation on the first floor is a shower room, with Velux window which features a large walk in shower, twin basins and WC, with access to the partially floored loft, via a Ramsay ladder.

#### **Garden:**

The rear garden at Roseneuk is a generous size measuring 0.15 Acres and is a quiet oasis that has been designed to provide for all the families needs. It features a wide expanse of lawn for children to play, with a well- stocked herbaceous and edible border to one side, that provides colour throughout the year. Close to the house is a raised deck which is the perfect spot to enjoy barbecues and alfresco dining or you can have a glass of wine on a summers evening on the roof terrace. The beautiful path leads you to the end of the garden which is set so you can grow your own food naturally with a berry hedge, fruit trees, raised vegetable beds, a polytunnel, and even a fox proof enclosed chicken run so you can get your own fresh eggs daily.

#### **Garage:**

A generous single car garage, which has double doors that open to the front driveway. Which can be accessed via an inner hall from the gym.

#### **GENERAL REMARKS AND INFORMATION**

#### **Viewing**

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### **Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is EH22 3DF.

#### **Fixtures and Fittings**

Only items specifically mentioned in the particulars of sale are included in the sale price.





### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains Water, Electricity and Drainage with Gas fired central heating.

### Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

### Council Tax Band G

### EPC Rating Band D

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – Rettie TownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.









### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

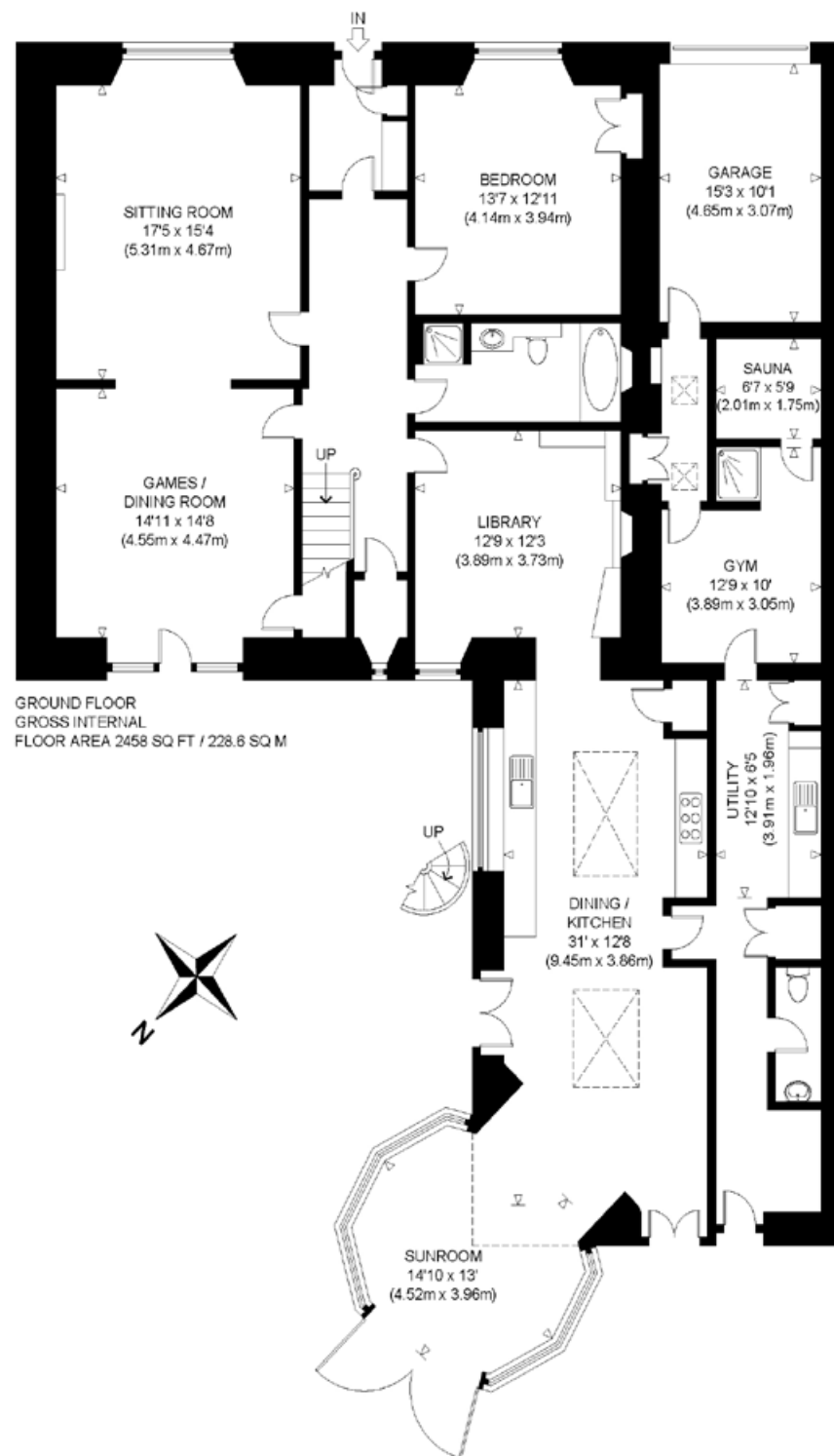
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







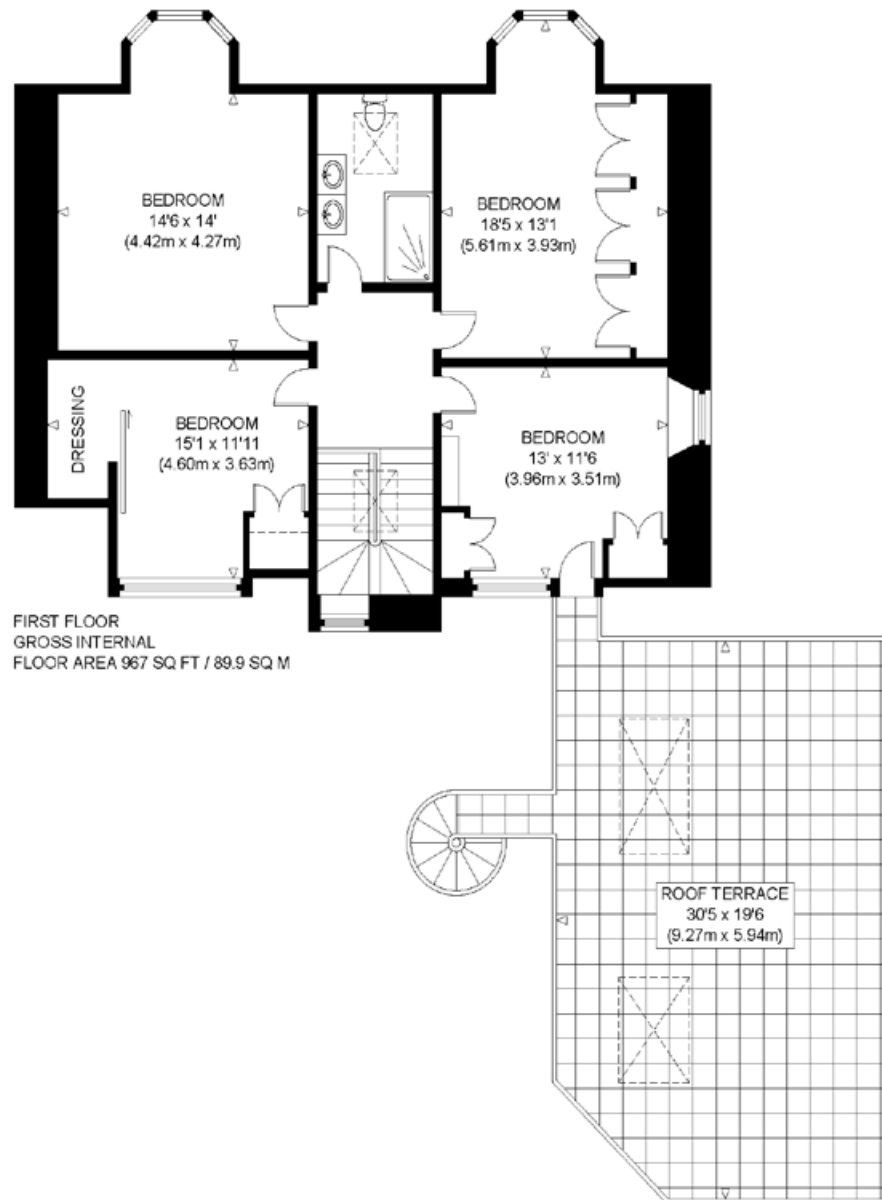
RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
Edinburgh  
EH3 6DH



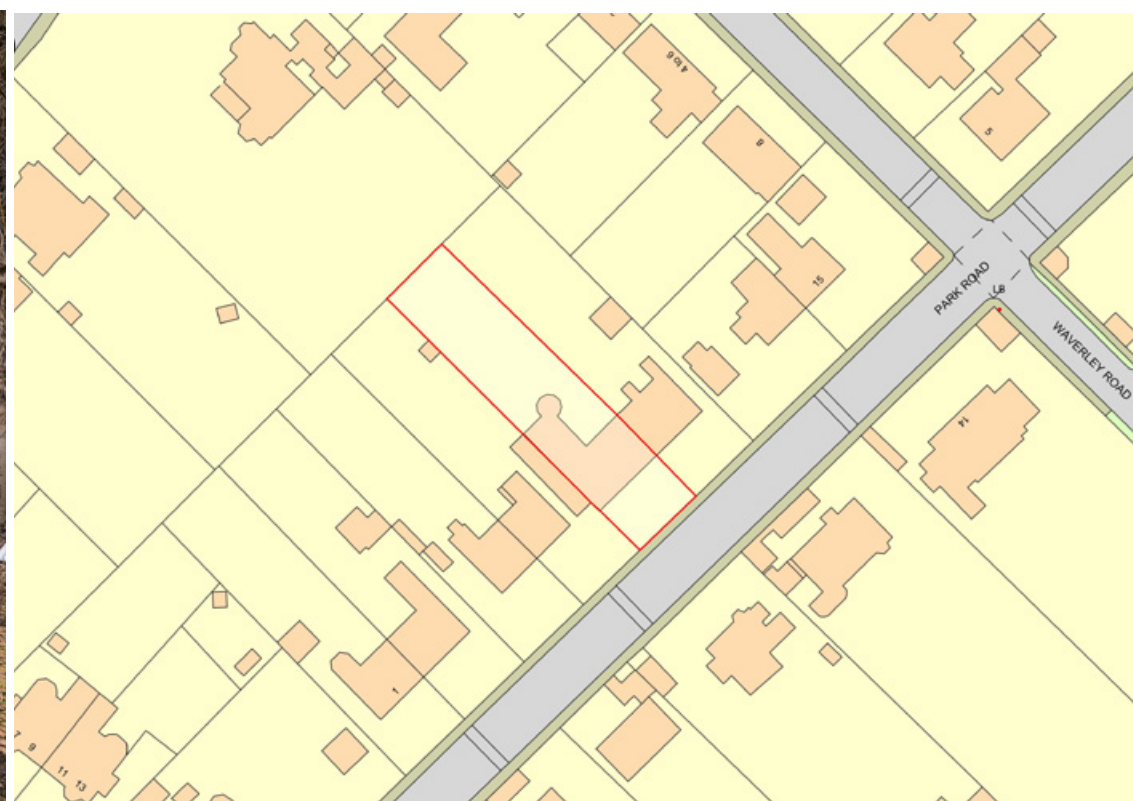


ROSENEUK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3425 SQ FT / 318.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk











Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

☎ 0131 624 4183  
✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)  
🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

