



**33 DALHOUSIE ROAD**  
Eskbank, Midlothian, EH22 3AL



33 DALHOUSIE ROAD  
Eskbank, Midlothian, EH22 3AL

A handsome detached 4-bedroom villa, situated on a generous plot measuring approximately 0.25 acres, with a private garden and extensive outbuildings inclusive of a large workshop and three garage/stores, within close proximity of Dalkeith's amenities and within commuting distance of Edinburgh.

Eskbank Train Station 0.4 miles, Dalkeith 0.9 miles, Edinburgh 6.8 miles, Edinburgh Airport 13.8 miles (All distances are approximate).

---

**Summary of Accommodation:**

**Ground Floor:** Entrance Hall, Siting Room, Kitchen, Living Room/Bedroom 4.

**First Floor:** Landing, Principal Bedroom, Two Further Double Bedrooms and a Family Bathroom.

**Garden:** Private front and rear garden, predominantly laid to lawn.

**Outbuildings:** Extensive outbuildings comprising a large workshop and three garage/stores.

**About:** 0.25 Acres



## 33 DALHOUSIE ROAD, Eskbank, Midlothian, EH22 3AL

 3

 2

 2

### **Situation:**

Dalhousie Road is a quiet and well-established residential street in the popular Eskbank area of Dalkeith, a highly regarded Midlothian location offering an excellent balance of suburban living and city accessibility. Eskbank is known for its leafy surroundings, strong community feel and proximity to a wide range of local amenities, including shops, cafés, schools and recreational facilities in nearby Dalkeith town centre.

The area is exceptionally well connected, with Eskbank Station providing regular rail services to Edinburgh city centre, while excellent road links give easy access to the City Bypass and major routes beyond. The surrounding countryside and parkland offer superb opportunities for walking and outdoor pursuits, with Dalkeith Country Park close by. As a result, Dalhousie Road is ideally placed for families and professionals seeking a peaceful setting without sacrificing convenience.

### **General Description:**

A shared access road leads to a wrought-iron vehicular gate, opening into an expansive courtyard and rear garden. To the front of the property lies a gravelled garden, while a brick lean-to is positioned to the side. A separate wrought-iron pedestrian gate provides access to a paved patio, which in turn leads to the front entrance. The house itself is a detached property of stone construction beneath a slate roof, offering traditional charm and strong kerb appeal.

The front door opens into a welcoming entrance hall, from which the principal ground floor accommodation is accessed. The sitting room is generously proportioned and features a large sash and case window overlooking the front garden. A gas fireplace with stone surround and wooden mantel forms an attractive focal point, and the room also benefits from an Edinburgh press cupboard. A door leads through to the kitchen, which is fitted with a range of wall and base-mounted units and provides space for a washing machine. The sink enjoys views over the rear garden, while an open pantry offers useful shelving. A rear door gives direct access to the garden.



Also located on the ground floor is a versatile bedroom or family room overlooking the front garden, featuring an open fireplace with stone surround and wooden mantel.

A staircase rises from the entrance hall to the first floor, where the principal bedroom includes an open fireplace with tiled surround and a glazed shelving unit. Across the landing is a further double bedroom with attractive views over the rear of the property and the benefit of a walk-in wardrobe. The remaining bedroom is another well-proportioned double, also featuring an open fireplace with tiled surround and an Edinburgh press cupboard. The first-floor accommodation is completed by a bathroom fitted with a bath and overhead electric shower, WC and wash hand basin.

Number 33 Dalhousie Road occupies a particularly generous plot, incorporating a rear garden, courtyard area and extensive outbuildings. The rear garden is predominantly laid to lawn and bordered by hedging, opening out to a large courtyard providing ample space for the parking of multiple vehicles. Beyond the courtyard and outbuildings lies an additional stretch of lawn, enclosed by hedging and a stone wall.

The outbuildings include a substantial brick-built workshop with timber twin doors beneath a tiled roof, together with four adjoining stone stores, each fitted with wooden doors and topped with a felt roof. These versatile spaces offer excellent storage or potential for a variety of uses, subject to the necessary consents.

## 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 3AL.

### **Fixtures and Fittings**

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

### **Entry & Possession**

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

### **Services**

Mains Gas, Electricity, Drainage and Water.

### **Local Authority**

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500



#### **Council Tax**

Band G.

#### **EPC Rating**

Band E.

#### **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 – RettieTownandCountry](https://facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://Instagram.com/RettieandCo) and [LinkedIn](https://LinkedIn.com/RettieandCo).

#### **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.



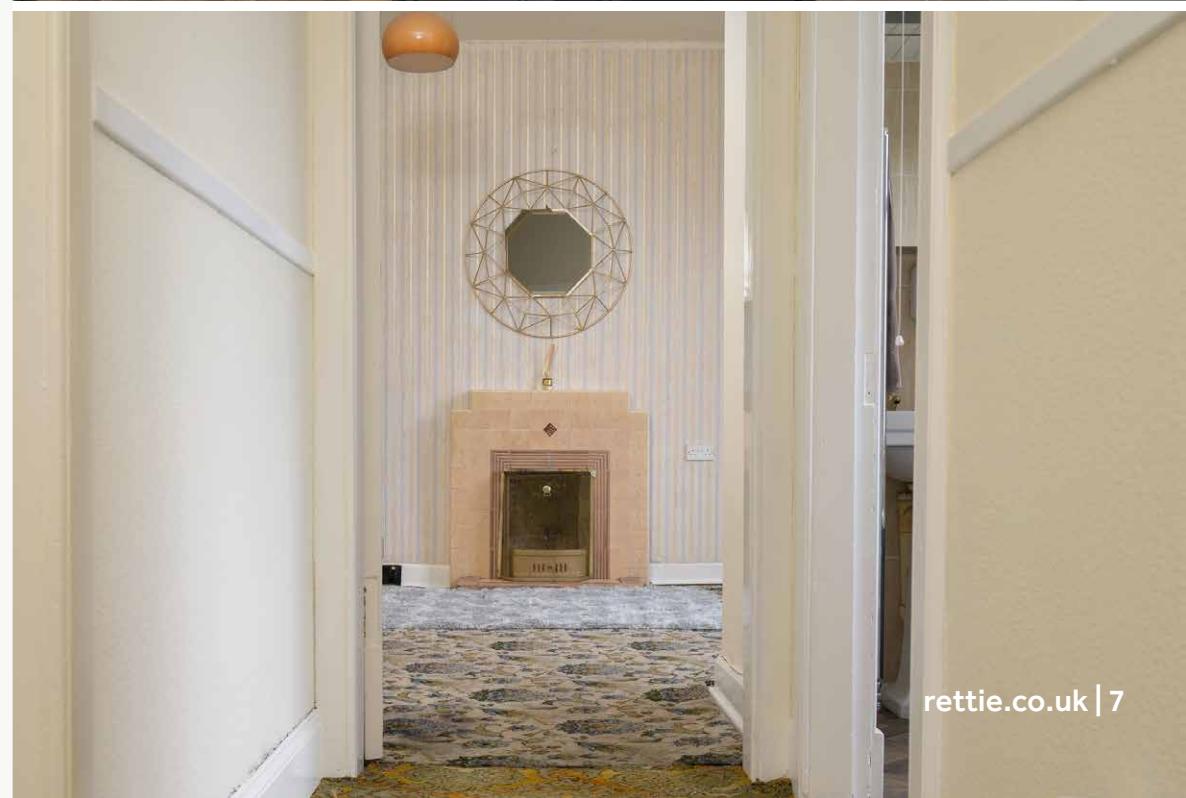
### **Misrepresentations**

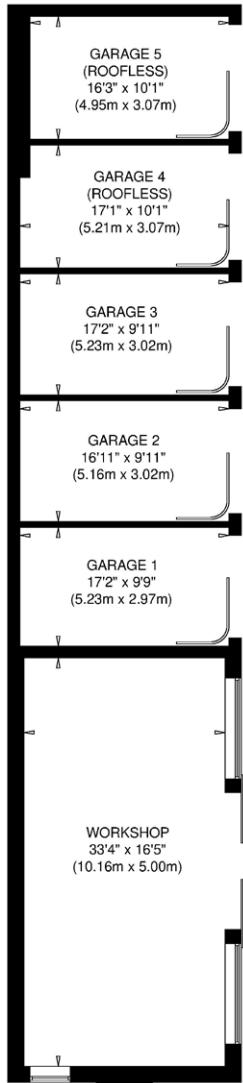
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The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

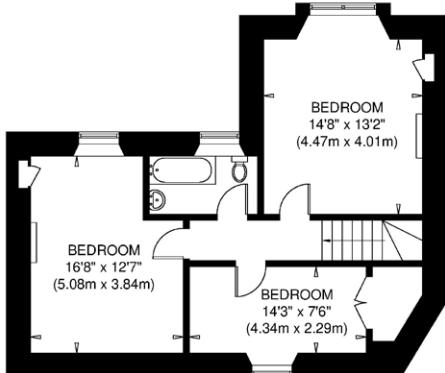
Rettie & Co, their clients and any joint agents give notice that:

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.

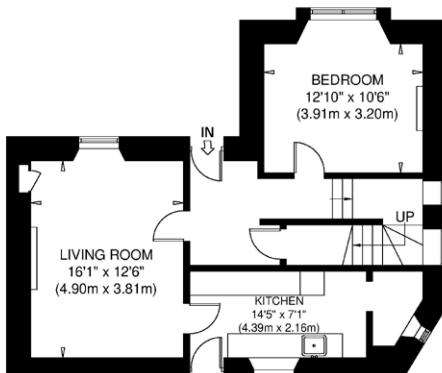




**OUTBUILDINGS**  
GROSS INTERNAL  
FLOOR AREA 143.6 SQ M / 1545 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 60.4 SQ M / 650 SQ FT

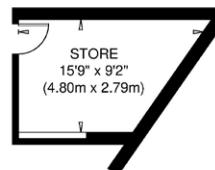


**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 60.2 SQ M / 648 SQ FT

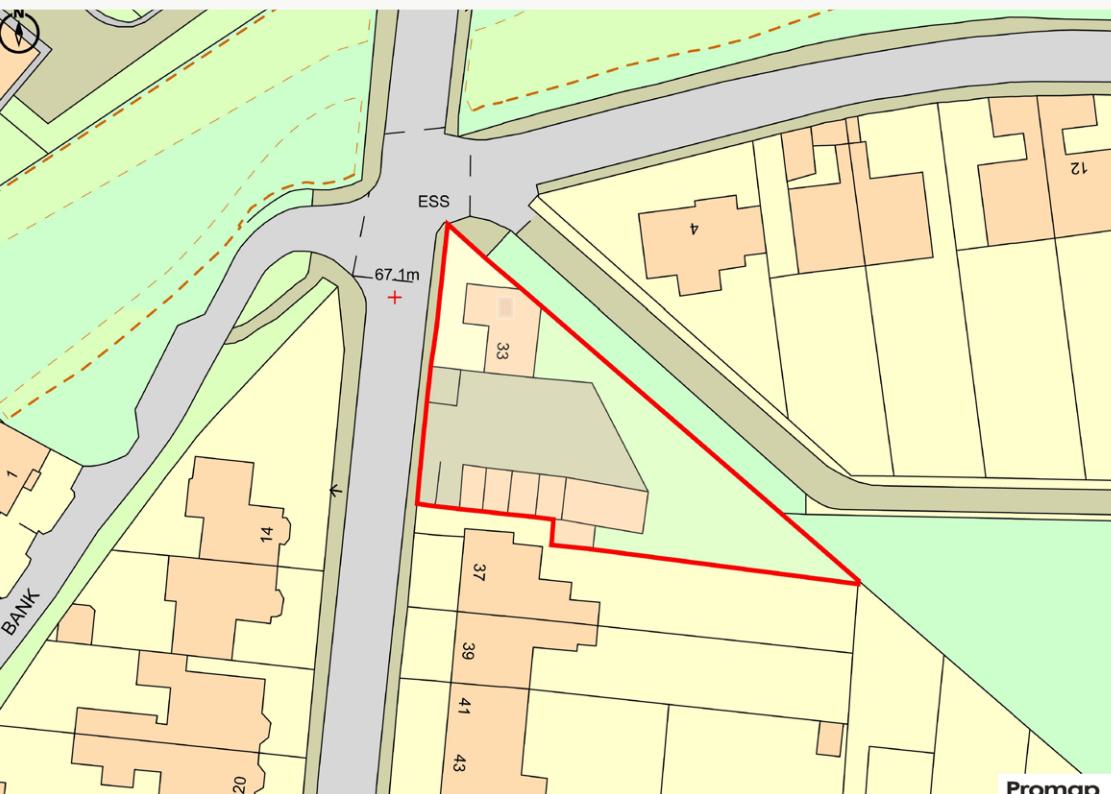
**DALHOUSIE ROAD**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 120.6 SQ M / 1298 SQ FT  
OUTBUILDINGS = 143.6 SQ M / 1545 SQ FT  
TOTAL = 264.2 SQ M / 2843 SQ FT

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)









RETTIE

0131 624 4183  
mail@rettie.co.uk  
11 Wemyss Place  
Edinburgh  
EH3 6DH



RETTIE

rettie.co.uk