2 SAINT DAVIDS GROVE

Eskbank, Midlothian, EH22 3FG.

RETTIE

HOME

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A fantastic 4-5-bedroom family home featuring a private rear garden and double garage, set within a well-established and highly regarded development in Eskbank. Ideally located close to a range of local amenities and reputable schooling, the property also offers excellent transport links, making it perfect for commuting to Edinburgh.

Eskbank Train Station 1.2 miles, Dalkeith 0.7 miles, Edinburgh 7 miles, 14 miles (All distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Dining Room, Utility Room, Family Room/Bedroom 5, Cloakroom and Two Storage Cupboards.

First Floor: Landing, Principal Bedroom with En Suite Shower, Three Further Double Bedrooms and a Family Bathroom.

Garden: A private rear garden, predominantly laid to lawn with a large expanse of patio, perfect for alfresco dining, with its own outdoor kitchen with built in pizza oven.

Double Garage: A double garage with manual doors and electricity.

About: 0.11 Acres

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Situation:
Eskbank is a highly desirable conservation village on the southern edge of Edinburgh, offering an attractive blend of semi-rural charm and excellent connectivity to the capital. The area benefits from a wide range of local amenities in nearby Dalkeith, including independent shops, cafés, restaurants and everyday services, while larger retail options can be found at Fort Kinnaird Retail Park and Straiton. Residents enjoy outstanding green spaces, with the beautiful Dalkeith Country Park providing woodland walks, cycling trails and family attractions close at hand. Eskbank is particularly popular with commuters thanks to Borders Railway services from Eskbank railway station, offering regular direct connections to Edinburgh city centre in around 20 minutes, as well as convenient road access via the City Bypass. The area is also well regarded for schooling, with reputable local options including Dalkeith High School and Kings Park Primary School, alongside a selection of independent schools within easy reach of Edinburgh. This combination of excellent transport links, strong schooling and access to green space makes Eskbank an appealing location for families and professionals alike.

General Description:
2 Saint David's Grove is approached via a shared road that arrives to private parking for two cars in front of the double garage. The house is set back from the road and screened by its walled front garden, which is predominantly laid to lawn and bordered by mature shrubs and hedging, creating a pleasant sense of privacy, featuring an attractive partial stone and render façade sitting beneath a slate roof and benefits from double glazing throughout.

A paved pathway leads from the parking area to the front door and opens to a welcoming entrance vestibule, providing access to the principal ground floor accommodation. A glazed door opens to a generously proportioned sitting room, bathed in natural light from dual-aspect windows overlooking the front garden and rear gardens. From the sitting room double doors open directly onto the paved patio and rear garden beyond, creating a seamless connection between indoor and outdoor living.

The property also features a spacious open-plan kitchen and dining room. The kitchen is fitted with a range of wall and base-mounted units, with a sink positioned beneath a window overlooking the rear garden. Integrated appliances include a five-ring AEG gas hob, a Zanussi oven with microwave above, fridge and freezer and a Hotpoint dishwasher. The dining area is positioned within a bay window, offering an ideal space for a dining table and chairs while enjoying pleasant views across the garden.

Adjacent to the kitchen is a practical utility room, fitted with additional storage units, a basin, and plumbing for a washing machine. A rear door provides direct access to the garden, and a cupboard houses the gas boiler.
From the entrance hall, a further glazed door leads to a versatile family room/bedroom 5 overlooking the front garden. Completing the ground floor accommodation is a cloakroom with WC and wash hand basin, along with two useful storage cupboards.

Stairs rise to the first-floor landing, which provides access to the principal bedroom, three further double bedrooms, a family bathroom, and two additional storage cupboards. The principal bedroom is generously proportioned and overlooks the rear garden. It features a spacious walk-through wardrobe leading to an en suite shower room with a walk-in shower cubicle, WC and wash hand basin. An adjacent double bedroom also enjoys views over the rear garden.

Across the landing are two further bedrooms. One overlooks the rear garden and benefits from built-in wardrobes, while the remaining bedroom enjoys views to the front garden and also has fitted wardrobes. Completing the accommodation on the first floor is a family bathroom, which is well-appointed and comprises a bath, walk-in shower cubicle, WC and wash hand basin.

Garden:
Externally, the rear garden is predominantly laid to lawn and features a large, paved patio area, ideal for al fresco dining or enjoying a glass of wine on a summer's evening. The garden is enhanced by 1 silver birch tree and 3 cherry trees and a variety of mature plants and shrubs within the borders, along with raised flower beds containing 3 fruit trees and additional planting. There is also a brick-built outdoor kitchen area with a pizza oven, while to the rear of the house there is a dedicated dog run. A wooden pedestrian gate at the side of the property provides convenient access to the front driveway.

Garage:
The detached double garage features a render façade and sits beneath a slate roof, benefitting from manual doors, electricity and partial loft storage.

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 3FG.

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 water, drainage, electricity and gas.

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

Council Tax
Band G.

EPC Rating
Band C

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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com , and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; 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.

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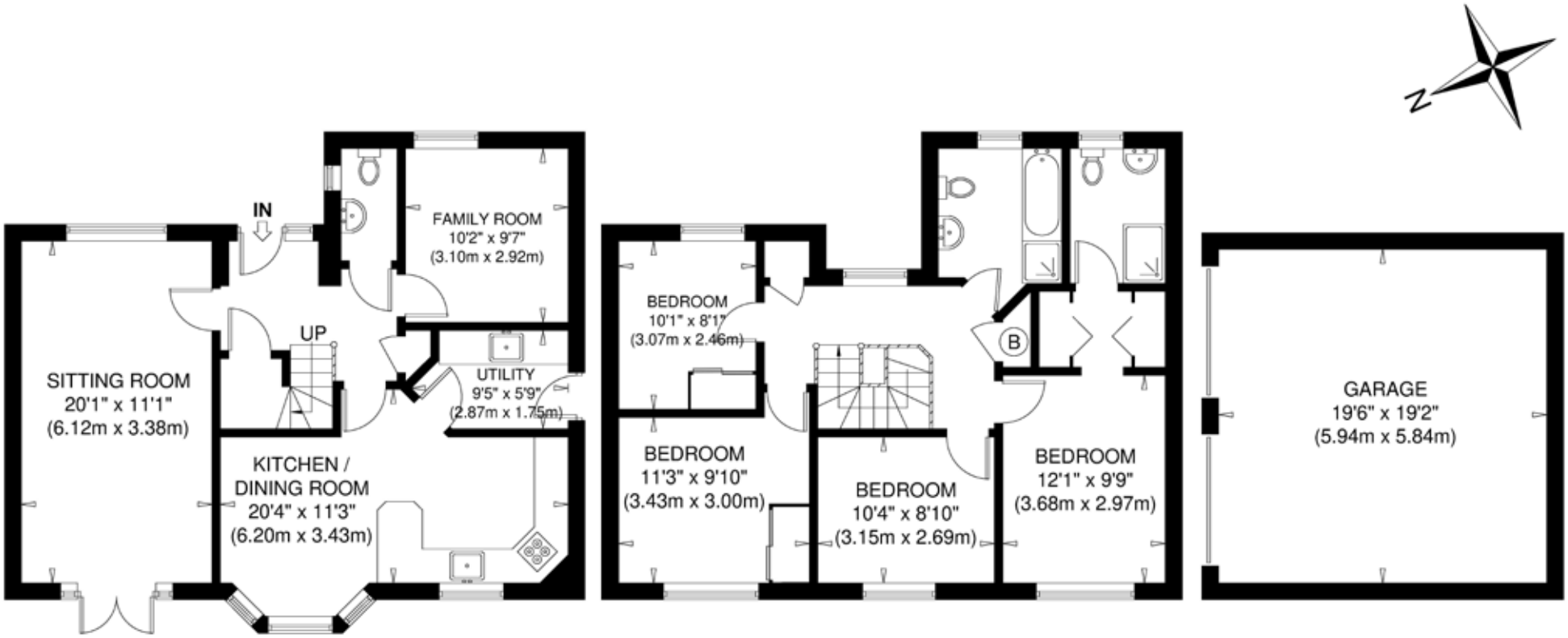

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 67.3 SQ M / 724 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 64.3 SQ M / 692 SQ FT

GARAGE FLOOR
GROSS INTERNAL
FLOOR AREA 34.8 SQ M / 374 SQ FT

SAINT DAVID'S GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 131.6 SQ M / 1416 SQ FT
GARAGE = 34.8 SQ M / 374 SQ FT
TOTAL = 166.4 SQ M / 1790 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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ST DAVIDS TERRACE
ST DAVIDS AVENUE
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Promap

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

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