



ESKGROVE

HOUSE

Eskgrove House, Inveresk Village, EH21 7TD



6 BEDROOMS



5 LIVING SPACES



2.74 ACRE GARDEN



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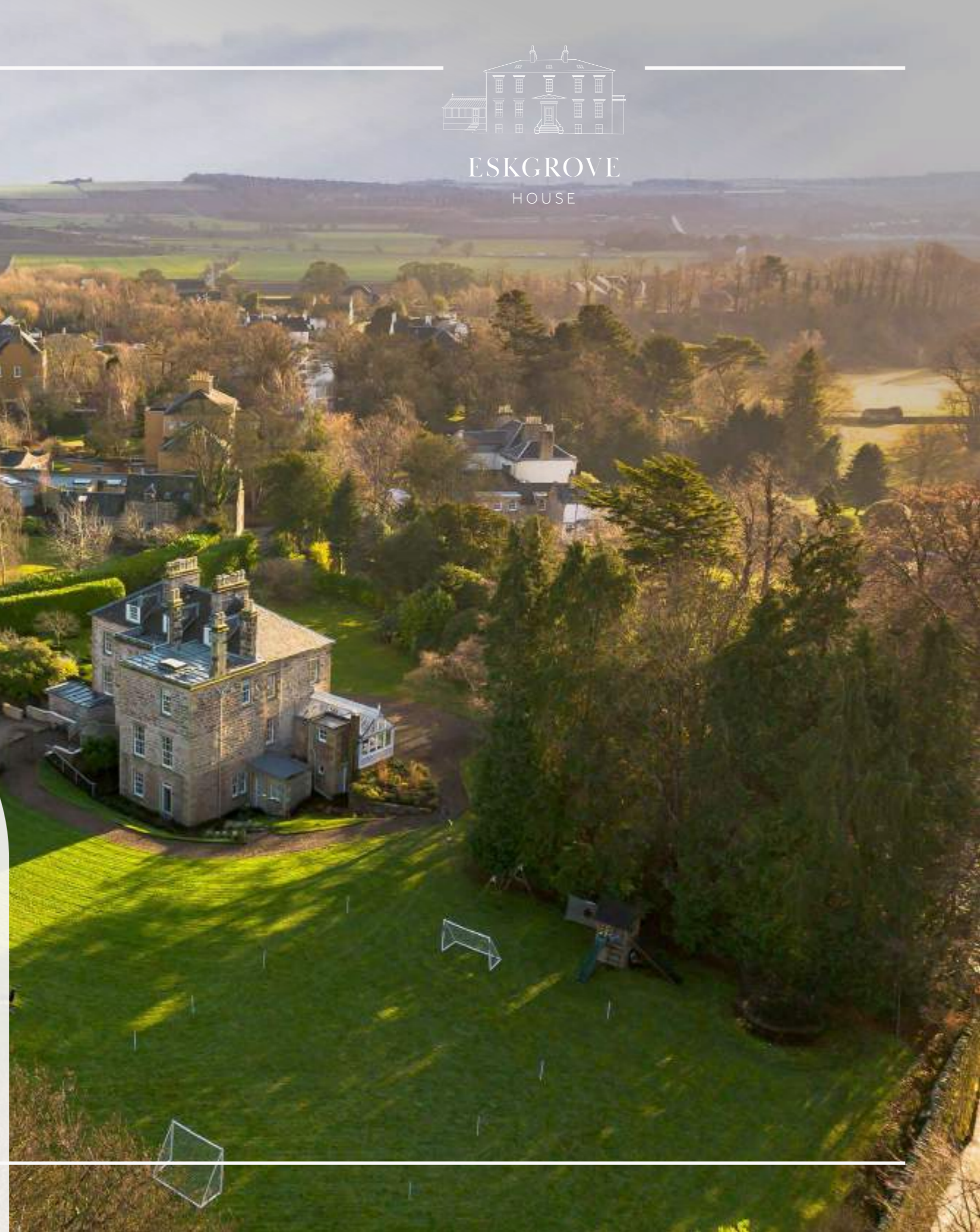


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Eskgrove House is an exceptional and beautifully proportioned Category B-Listed mansion set within approximately 2.74 acres of immaculately maintained mature gardens and woodland in the heart of historic Inveresk Village. Extending to around 7,454 sq. ft over four floors, the property combines grand period architecture with an outstanding full refurbishment completed by Square & Crescent in recent years.

Believed to date from 1736, during the reign of George II, with a later Victorian addition of 1903, Eskgrove House was originally built for Sir David Rae, later Lord Eskgrove and Lord Justice-Clerk - Scotland's second-highest judge. His family emblem, a carved stag, remains proudly positioned above the front entrance.

The house is completely secluded, set behind high stone walls and mature hedging, with electric gated access at both the front and rear.





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ACCOMMODATION

GROUND FLOOR

A gravel driveway leads to the impressive front entrance, opening into a vestibule and a magnificent reception hallway with a grand stone staircase and ornate cast-iron balustrade. The ground floor provides three outstanding reception rooms ideal for formal and informal entertaining, alongside a cloakroom/WC, a pantry, and a beautifully bright orangery overlooking the gardens.





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ACCOMMODATION

FIRST FLOOR

The elegant first-floor landing leads to a substantial principal bedroom suite, complete with dressing room and luxurious en-suite bathroom. A further spacious double bedroom with en-suite shower room is positioned on this level, along with a dedicated laundry room.





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FLOOR PLANS



APPROX GROSS INTERNAL AREA

For illustrative purposes only, Not to scale.

MAIN HOUSE & GARDEN ROOM

6823 ft² | 633.86 m²

EXTERNAL STORES, WC, PLANTROOM, GARAGE & DOVECOT

628 ft² | 58.34 m²

TOTAL 7451 ft² | 692.2 m²





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ACCOMMODATION

SECOND FLOOR

The top floor offers two generous double bedrooms, one with en-suite shower room, and an additional family bathroom. Both bedrooms benefit from fitted wardrobes and extensive eaves storage.



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ACCOMMODATION

LOWER GROUND FLOOR

The lower level provides exceptional flexibility and includes a superb self-contained two-bedroom apartment with shower room, WC, and open-plan living/dining/kitchen area - ideal for guests, staff, extended family or multigenerational living.

Also on this level is a large gym with sauna, two wine cellars, and a boot room with direct access to an external dog run.





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LOCATION

Eskgrove House enjoys a superb position in the heart of Inveresk Village, one of East Lothian's most prestigious and historic conservation villages. Despite its peaceful, semi-rural setting, the property is within easy reach of Musselburgh's excellent local amenities, including independent shops, cafes, and restaurants, as well as nearby supermarkets and transport links into Edinburgh. There are also a number of neighbouring livery options, making the area particularly attractive for equestrian enthusiasts.

The area is renowned for its outstanding schooling, with the celebrated Loretto School - Scotland's oldest boarding school - located close by, offering exceptional academic, sporting, and musical facilities.

East Lothian's celebrated coastline is just minutes away, with miles of sandy beaches at Longniddry, Aberlady, Gullane, and North Berwick, ideal for walking, swimming, and outdoor pursuits. The region is internationally recognised for its world-class golf courses, including Gullane Golf Club, Muirfield, The Renaissance Club, Archerfield, and the courses at North Berwick.

For country pursuits, Dalkeith Country Park, just a 10-minute drive away, is exceptional. Residents can enjoy riding or walking through its extensive grounds, with opportunities to hack around the estate or explore its scenic trails.

Excellent road and rail connections provide swift access to Edinburgh city centre, the City Bypass, A1 and Edinburgh Airport, ensuring Eskgrove House combines tranquillity with convenience.



PROMAP

NOT TO SCALE

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RECENT WORKS & UPGRADES

- New roof and roof structure
- New and refurbished double-glazed timber windows and doors
- Stonework refurbishment to the house and perimeter walls
- New internal doors and finishing joinery throughout
- Full rewire including structured CAT6 cabling
- Electric gates (front and rear)
- Bespoke fitted furniture by Charlotte James
- New ironmongery throughout
- Smoked oak engineered flooring (lower ground, ground and first floors)
- All new bathrooms and WCs by Victor Paris
- New gas heating and plumbing system with zoned underfloor heating
- New bulthaup kitchen and utility by Cameron Interiors with Gaggenau appliances
- Custom-fitted wine cellar
- Fully fitted gym with sauna
- Newly built large garage and garden room
- Extensive thermal upgrades to walls, floors and roofs
- Extensive replanting and landscaping works
- Refurbishment of original glass house





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GARDEN & GROUNDS

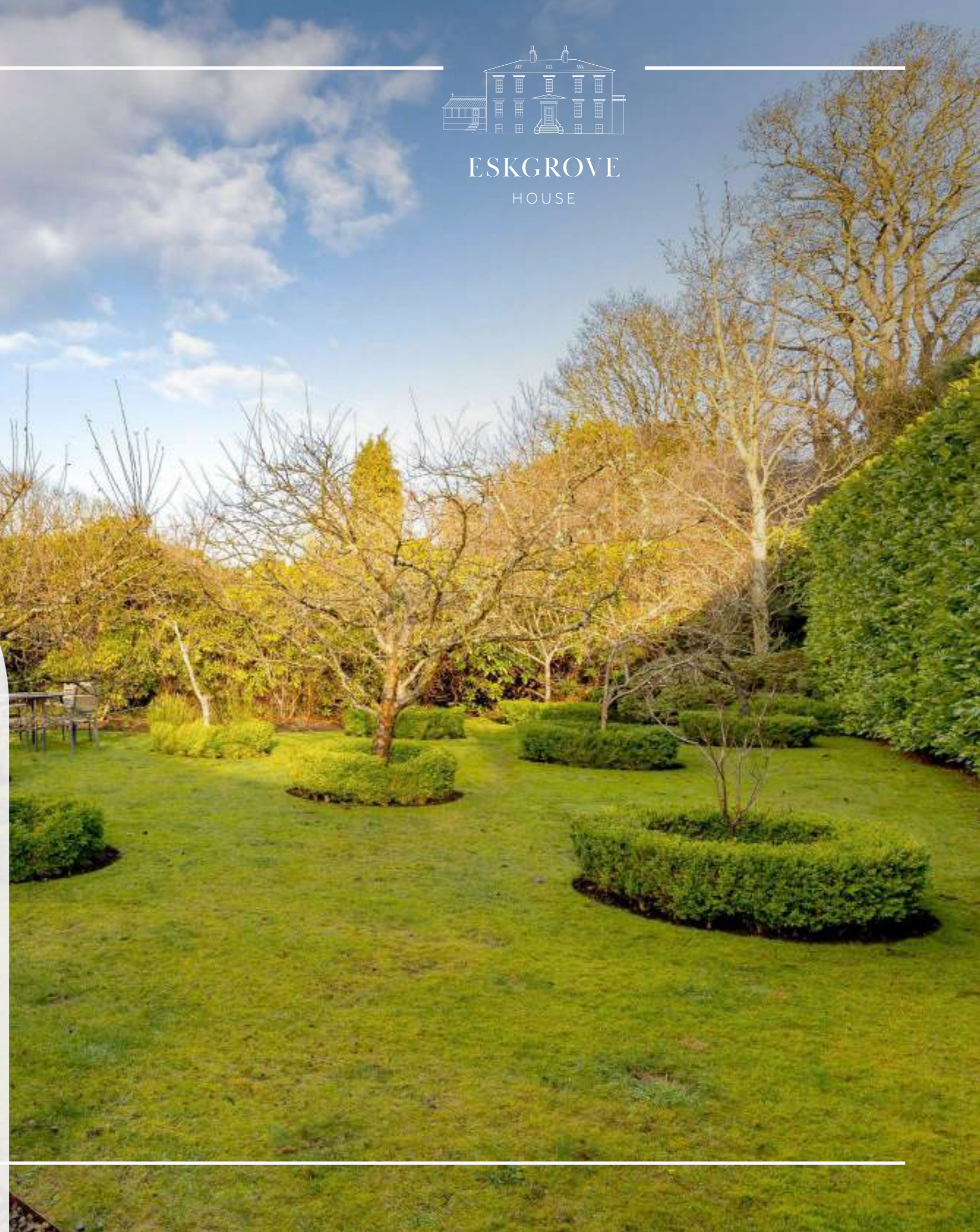
The gardens at Eskgrove House are an outstanding feature, offering exceptional privacy and beauty. The front and rear lawns are framed by established planting and woodland that envelops much of the boundary. The current owners have carried out extensive replanting to ensure year-round structure and colour.

Within the grounds sits a partially restored 17th-century dovecote, once boasting 280 nesting boxes over two levels - a notable historical landmark referenced in an 1823 sale advertisement by former resident John Galt.

A productive orchard provides apple, pear, plum and apricot trees, while a historic well, believed to pre-date the house itself, remains a charming feature.

To the rear, a substantial newly built garage with an attached garden room and bifold doors opens onto a patio terrace. Several traditional stone outbuildings, including stores and a garden WC, complete the external accommodation.

Both front and rear entrances are secured by electric gates, with extensive gravel and paved parking areas.





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EPC RATING | BAND C



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