



37 ESKFIELD GROVE

Eskbank, Dalkeith, Midlothian EH22 3FA.



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An immaculately presented family home in a peaceful setting, situated within a generous plot with front and rear gardens, a single garage and off-street parking, within close proximity of Eskbank's amenities and train station and within commuting distance of Edinburgh.

Eskbank Train Station 0.8 miles, Dalkeith 1.5 miles Musselburgh 5.7 miles, Edinburgh 7.8 miles, Edinburgh Airport 14 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Kitchen, Dining Room, Study/Bedroom Five.

First Floor: Landing, Principal Bedroom, En-Suite Shower Room, Double Bedroom Two, Double Bedroom Three, Double Bedroom Four and Family Bathroom.

Garden: A private rear garden, predominantly laid to lawn, with patio seating area.

About – 0.19 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:

37 Eskfield Grove is a wonderful family home benefitting from generous and versatile living accommodation throughout. Accessed via a residential cul-de-sac and set back from the road, the house features a partial render and stone façade and benefits from double glazing throughout. A private driveway offers ample parking space for multiple cars in front of the single garage, which is complemented by a front garden, and interspersed with specimen trees. The property provides both formal and informal space suitable for relaxation and entertaining.



A paved path leads to the front door, which opens to a welcoming entrance hall, giving access to the principal rooms on the ground floor. The sitting room is generously proportioned, offering a refined setting for both entertaining and relaxation with a gas fireplace set beneath a decorative wooden mantle as a focal point. A large bay window floods the space with natural light and affords delightful views over the front garden. Double glazed doors open to a formal dining room, with views overlooking the rear garden and a door leading the kitchen. The kitchen/breakfast room is complete with an array of wall and base mounted units, breakfast bar and complemented with extensive black quartz worksurfaces. Modern appliances include a 5-ring gas hob, a built-in oven and grill, free-standing fridge/freezer, dishwasher, and stainless-steel sink overlooking the rear garden. The kitchen has been thoughtfully configured to allow for sociable and relaxed family living or is equally suited to more formal entertaining; double glazed doors lead to a paved patio and rear garden. A utility room provides further storage and stainless sink with space and plumbing for a washing machine, and a door leading to the side of the property. Adjacent to the kitchen is a well-proportioned home office/study, which could also be utilised as a bedroom, features garden views to the front. Completing the accommodation on the ground floor is a cloakroom with WC and an under stairs cupboard.

Stairs ascend to the first floor and landing, giving access to the spacious principal bedroom which has views over the front garden and extensive built-in wardrobes. Served by an en-suite shower room which comprises, a walk-in shower, WC, hand basin with storage below, finished with attractive tiling. The adjacent double bedroom is very spacious, with built-in wardrobes and offers views of the rear garden. Across the landing there are two double bedrooms, one currently arranged as a guest bedroom with views over the rear garden, and the other utilised as a study/office, featuring built-in storage and pleasant views to the front. Completing the accommodation on the first floor is a well-appointed family bathroom with bath and hand-held shower, WC, wash hand basin with heated towel rail.

Garden:

The property is complemented by a large front and rear garden, both of which are predominantly laid to lawn. A private rear garden is fully enclosed with timber fence panelling and herbaceous borders, planted with a variety of plants and trees that provide year-round colour and diversity. There is a paved patio seating area, ideal for al-fresco dining. A timber garden shed provides useful storage for garden tools and a pathway leads to the side of the property and single garage.



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 3FA.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Gas, Water, Electricity and Drainage.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

Council Tax

Band .

EPC Rating

Band .



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



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

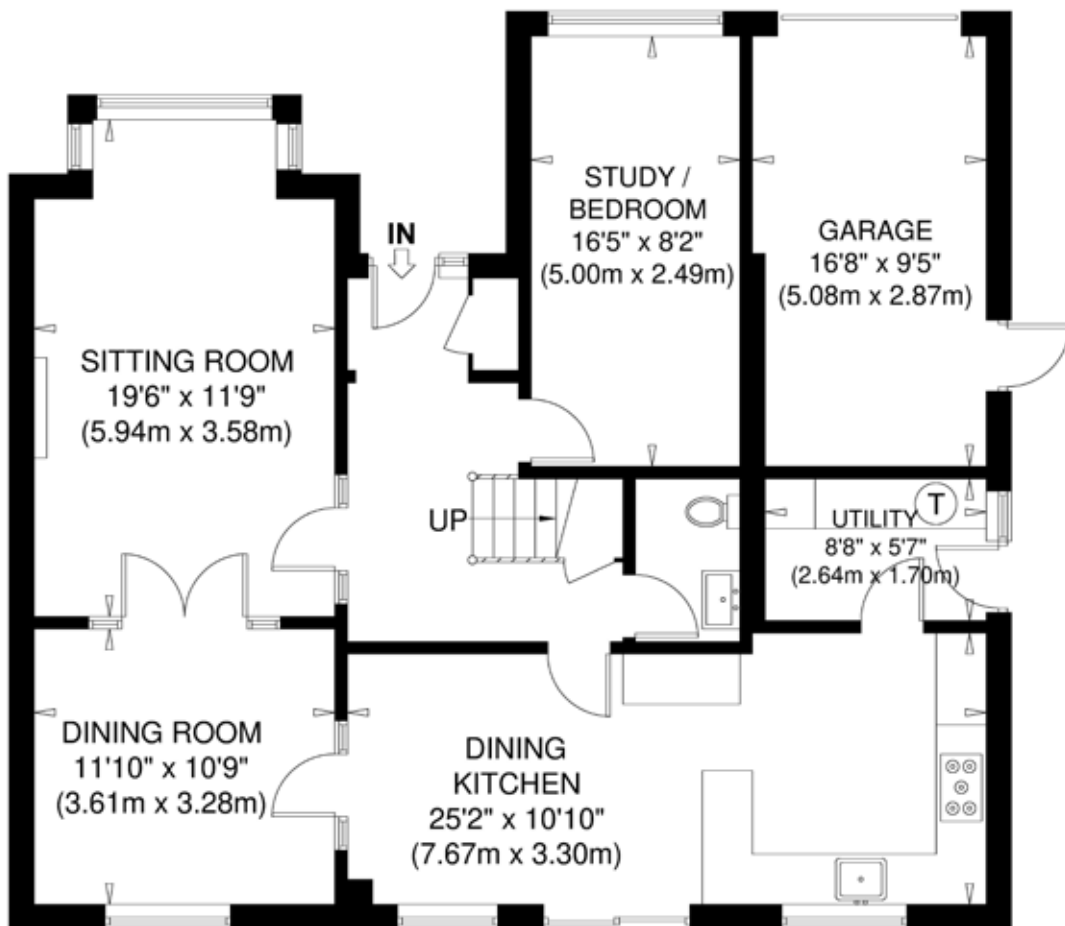
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

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.

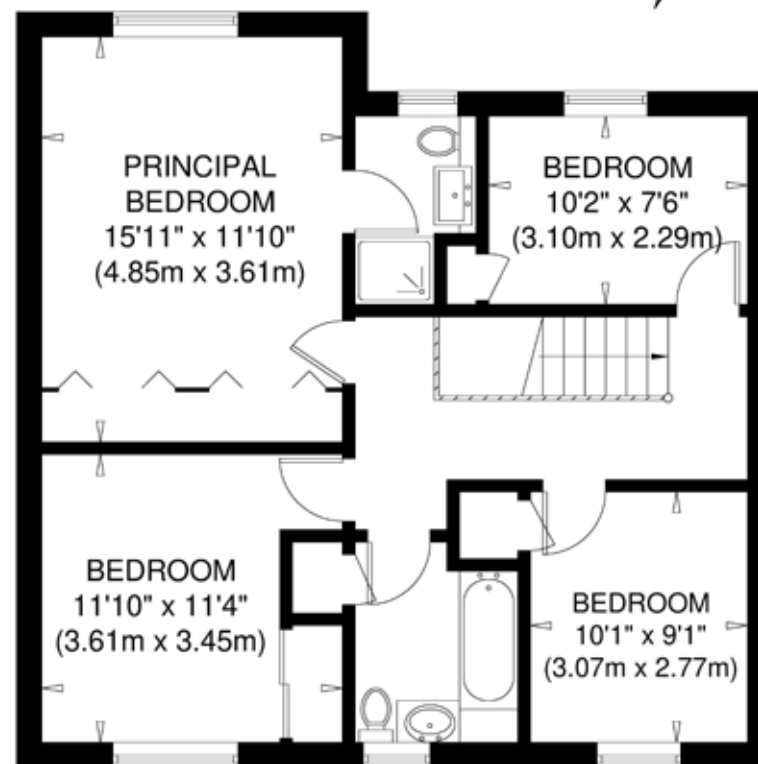
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 106.8 SQ M / 1149 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 66.8 SQ M / 719 SQ FT

ESKFIELD GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 173.6 SQ M / 1868 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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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