



LAUREL BANK

10 Park Road, Eskbank, Dalkeith, Midlothian EH22 3DF



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A beautiful Victorian 3-4 bedroom family home, situated within the picturesque conservation district of Eskbank, boasting stunning period features, a lovely garden and within commuting distance to Edinburgh

Bonnyrigg 1 mile, Edinburgh Bypass 1.5 miles, Edinburgh City Centre 6 miles, Edinburgh Airport 14 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Sitting Room, Conservatory, Dining Kitchen, Study/Double Bedroom 4 and a Shower Room

First Floor: Landing, Principal Bedroom, Two Double Bedrooms, Family Bathroom and Separate WC

Garden: Lovely, mature gardens mainly laid to lawn with various terraces surrounded by a variety of colourful herbaceous borders, mature trees and shrubs.

Garage: Single garage

Outbuildings: Two stone outbuildings, two timber garden sheds and two greenhouses

About: 0.5 acres



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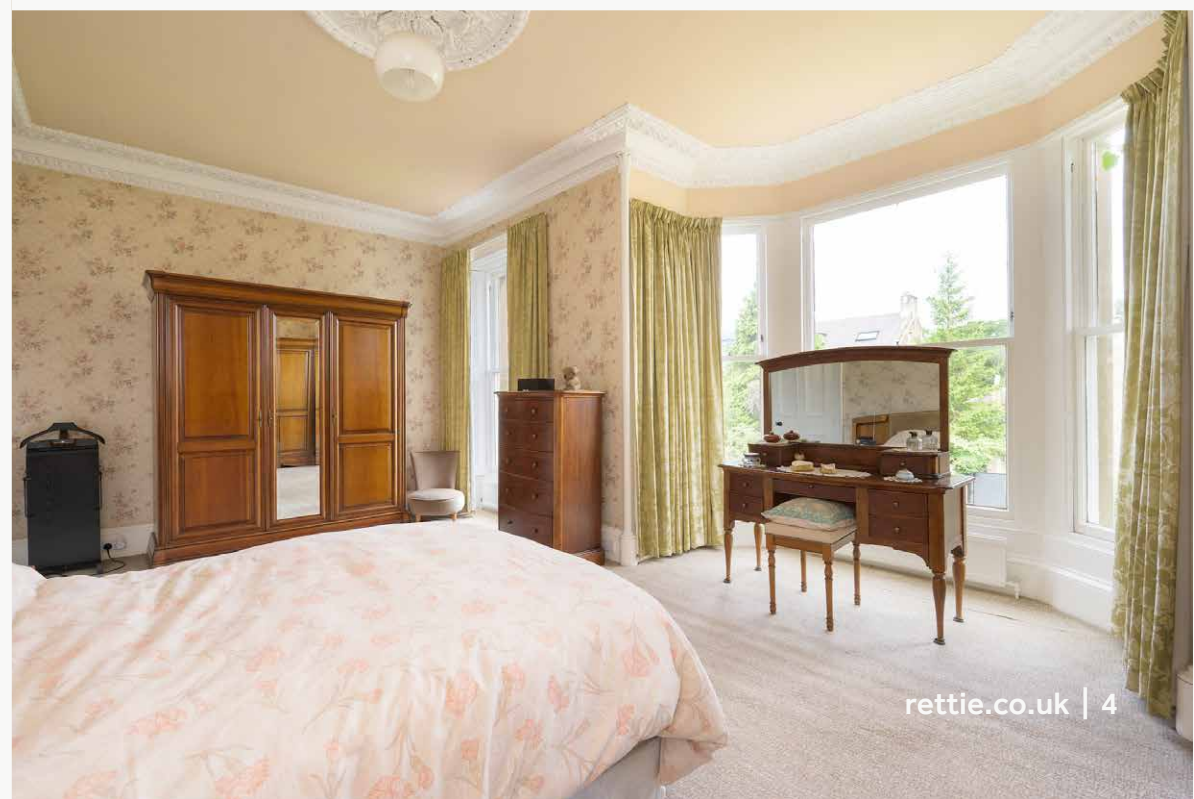
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Situation

Laurel Bank is located along a quiet residential street within the scenic conservation area of Eskbank. Situated approximately 6 miles south of Edinburgh's city centre, Eskbank is an affluent district boasting attractive period stone-built properties which is readily accessible for commuting into the city.

The nearby town of Dalkeith is busy with independent retailers, restaurants and cafes, as well as benefiting from a range of supermarkets which now includes a Waitrose Foodhall within the popular Dobbie's Garden Centre. Straiton Retail Park to the west and Fort Kinnaird to the east are only a short drive away and offer a wide variety of shops and restaurants without the need to venture into the city. A newly opened David Lloyd Gym has also now originated at Shawfair, offering fitness and racket sport facilities.

The neighbouring Pentland Hills offer a variety of picturesque hiking trails, alongside Vogrie and Dalkeith Country Parks both offering superb walking, cycling and running routes, with the addition of wonderful play areas for children.



Schooling can be found at St David's Primary & High School as well as King's Park Primary School and Dalkeith High School, whilst Loretto School in Musselburgh offers a local private schooling option, with further private schooling options available in Edinburgh.

Eskbank is a popular commuting town with good connections by road, bus and rail, lying between the A68, A7 and within close proximity to the City Bypass (2 miles). Eskbank train station also has frequent trains every 30 minutes into Edinburgh, which takes circa 24 minutes to reach central Waverley Station.

Description

Laurel Bank is an attractive Victorian detached villa dating from 1864, of stone construction under a slate roof. The spacious accommodation boasts some beautiful period features to include ornate ceiling roses and corning, arched pediments, wrought iron stair rods and tiled flooring, with an impressive gated drive entrance flanked by large stone gate posts.

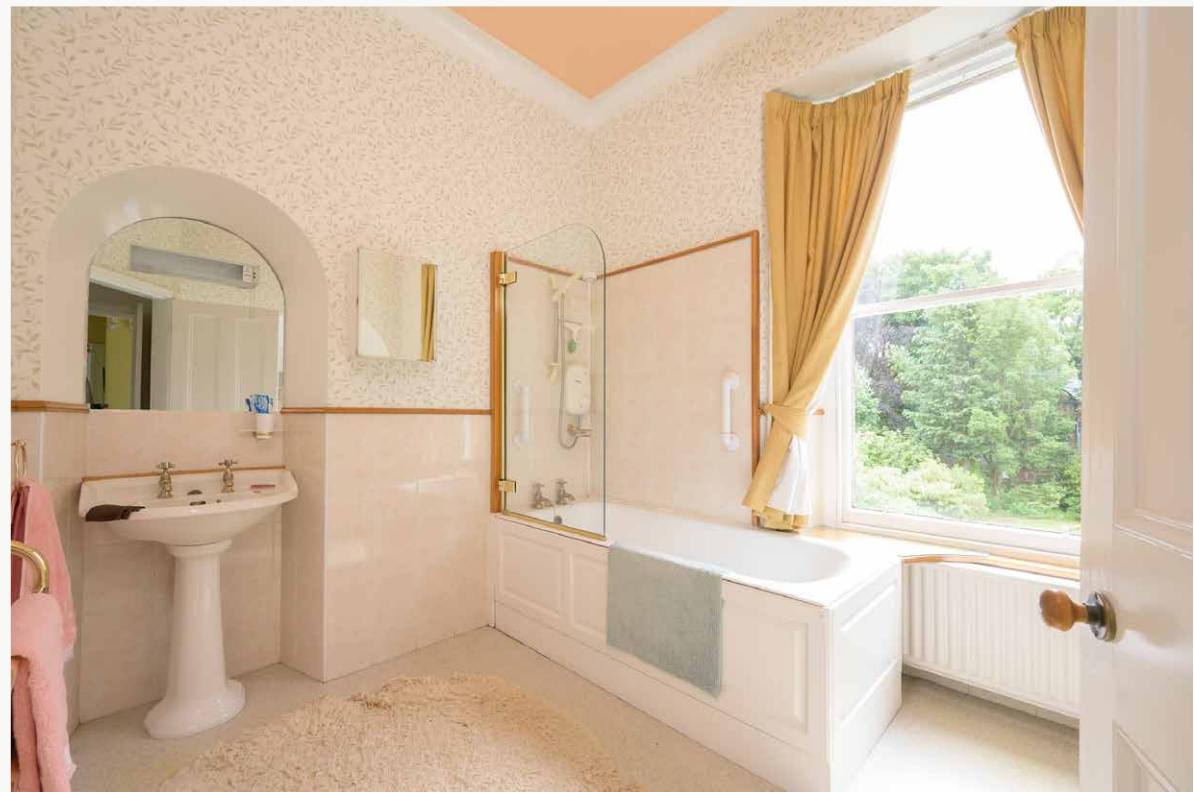
Upon entering the home, the entrance vestibule showcases geometric floor tiles before a further half glazed door leads through into the entrance hall where you are met by a lovely arched ceiling mounted by foliate scrolls and ornate corning. The drawing room boasts a central fireplace flanked by two arched recesses with cupboards beneath, together with a beautiful ornate ceiling rose, foliate corning and a large bay window that floods the room with natural light. The dining room adjacent has dual aspect windows overlooking the drive and garden, with ample space for a formal dining table and chairs. A further sitting room/snug benefits from a gas fireplace as well as French doors through to the conservatory which has a lovely outlook over the rear garden. A door leads from the conservatory to the patio terrace making this a lovely space for entertaining and to enjoy alfresco dining.

The dining kitchen features a range of wall and floor mounted units with an integrated double oven, microwave, dishwasher and freestanding fridge freezer. There is a dining area to one corner with a purpose-built seating bench, and a rear entrance vestibule provides direct access to the garden alongside a shower room with WC. A study is situated off the kitchen which has a wash basin to one corner. This room could therefore be utilised as a 4th double bedroom given there is a shower room nearby.

Ascending the stairs to the first-floor landing, the spacious principal bedroom boasts further foliate corning and is beautifully lit by two large windows to include a lovely bay window. There are two further good-sized double bedrooms alongside a family bathroom with a shower over bath, washbasin, vanity unit and separate WC. Given the positioning of the separate WC behind the principal bedroom, it may be feasible to create an ensuite shower room (subject to planning).

Garden

The beautiful gardens at Laurel Bank extend to 0.5 acres and are a real feature of the property. Principally lying to the rear of the house, the large lawn is flanked by colourful herbaceous borders, mature trees and shrubs, with various specimen trees to include a stunning weeping willow. There are various paved and gravel terraces to sit and enjoy the sun, alongside a vegetable patch for the avid gardener. The whole garden is fully enclosed by a stone wall to the perimeter making it feel incredibly private, with gateways through to the front drive making the space fully secure for those with dogs and children.



Garage & Outbuildings

A single garage has vehicular access directly from Park Road, with a rear doorway that leads into the garden. A stone outhouse by the kitchen is supplied with electricity and houses the freezers, with a further stone coal shed now utilised for storage. In addition, there are two timber garden sheds and two greenhouses. The block paved driveway to the front of the property is fully enclosed and allows parking for several cars. Additional unrestricted street parking is also available.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

All integrated appliances, white goods, carpets, blinds and light fittings are included in the sale.

Services:

Mains gas central heating, electricity, water and drainage.

Viewing:

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH22 3DF

EPC:

Band D

Local Authority:

Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith EH22 1DN, Tel: 0131 270 7500

Council Tax:

Band G

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.



Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

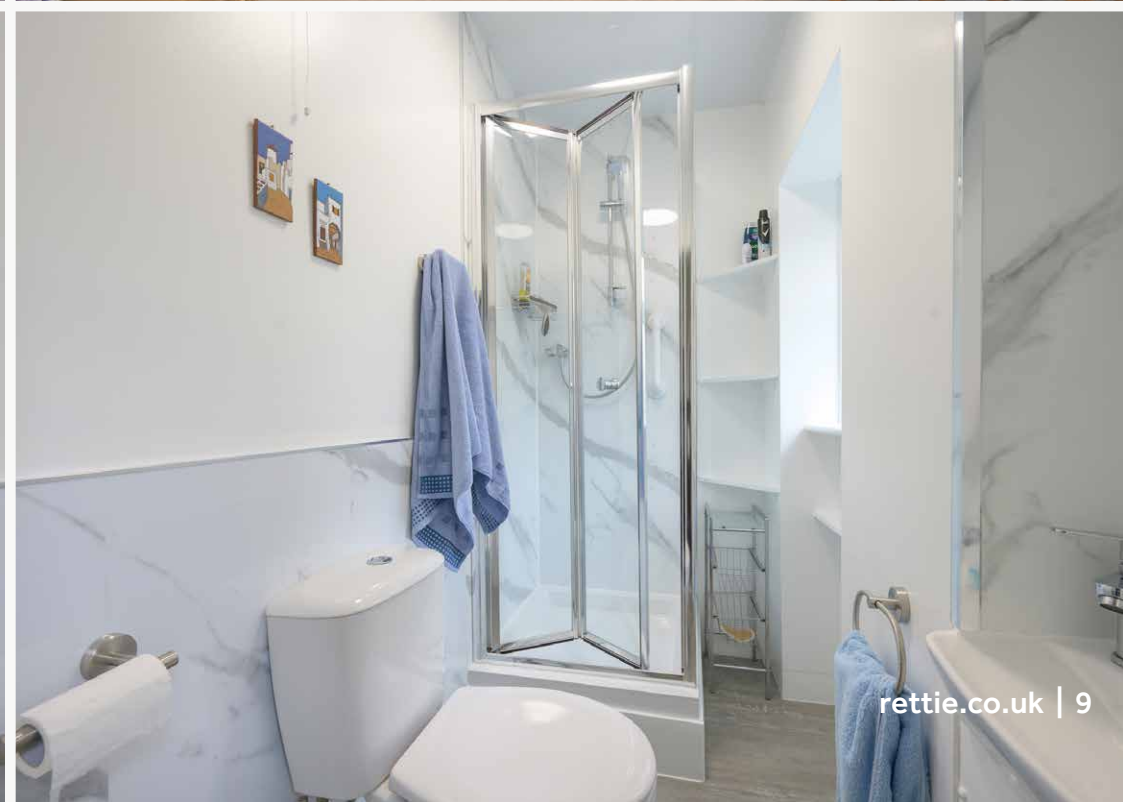
Important Notice:

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

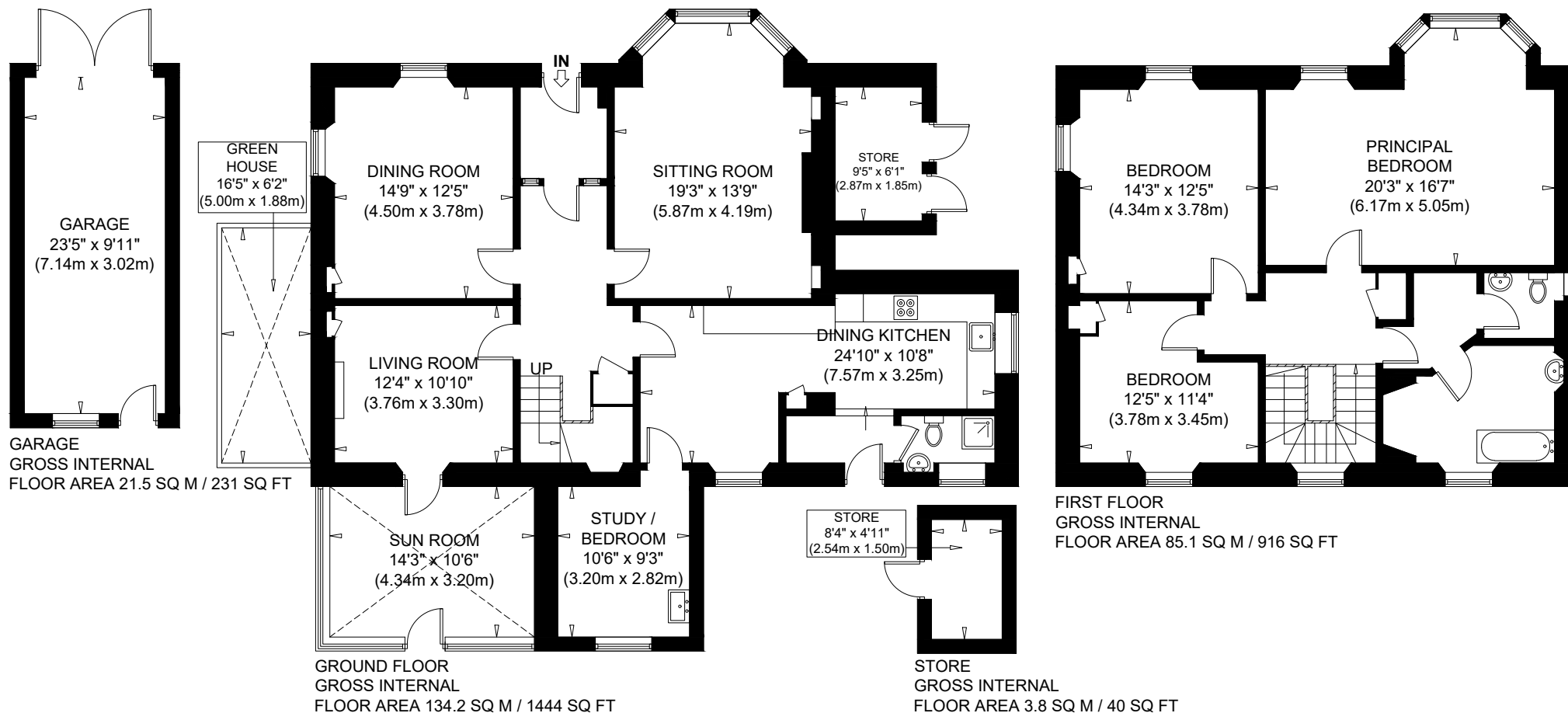
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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 particular 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.





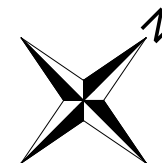


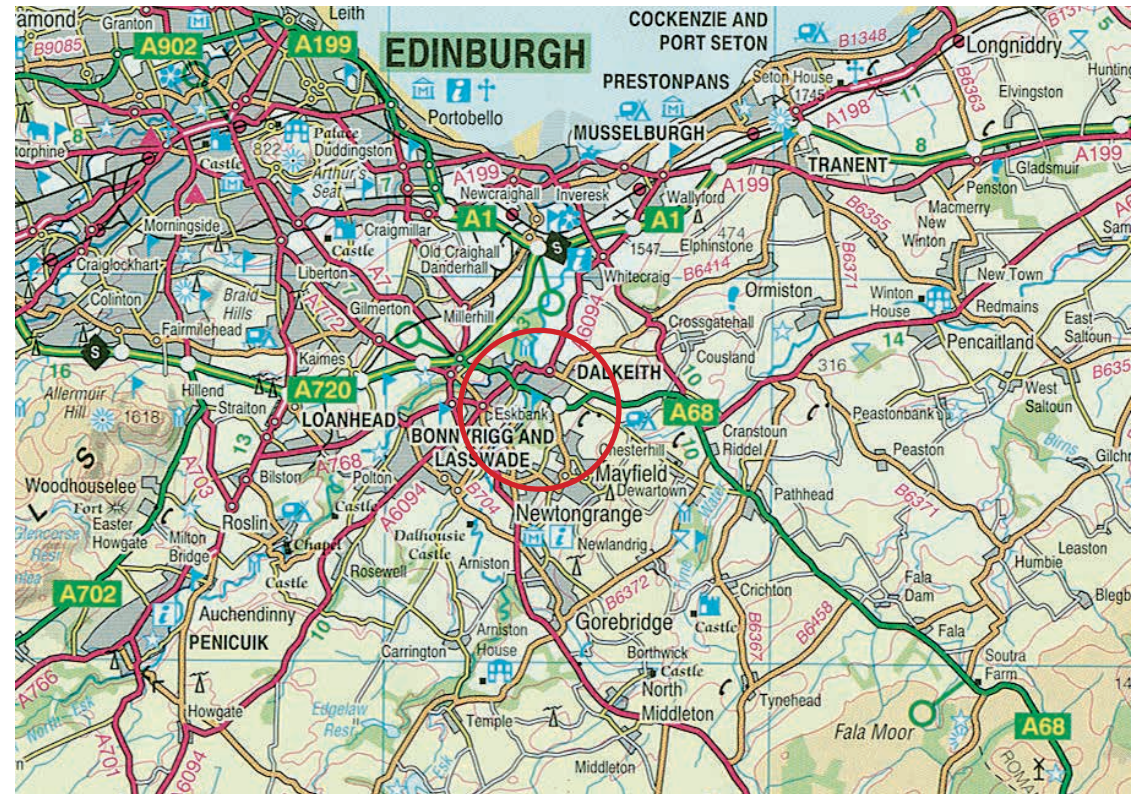
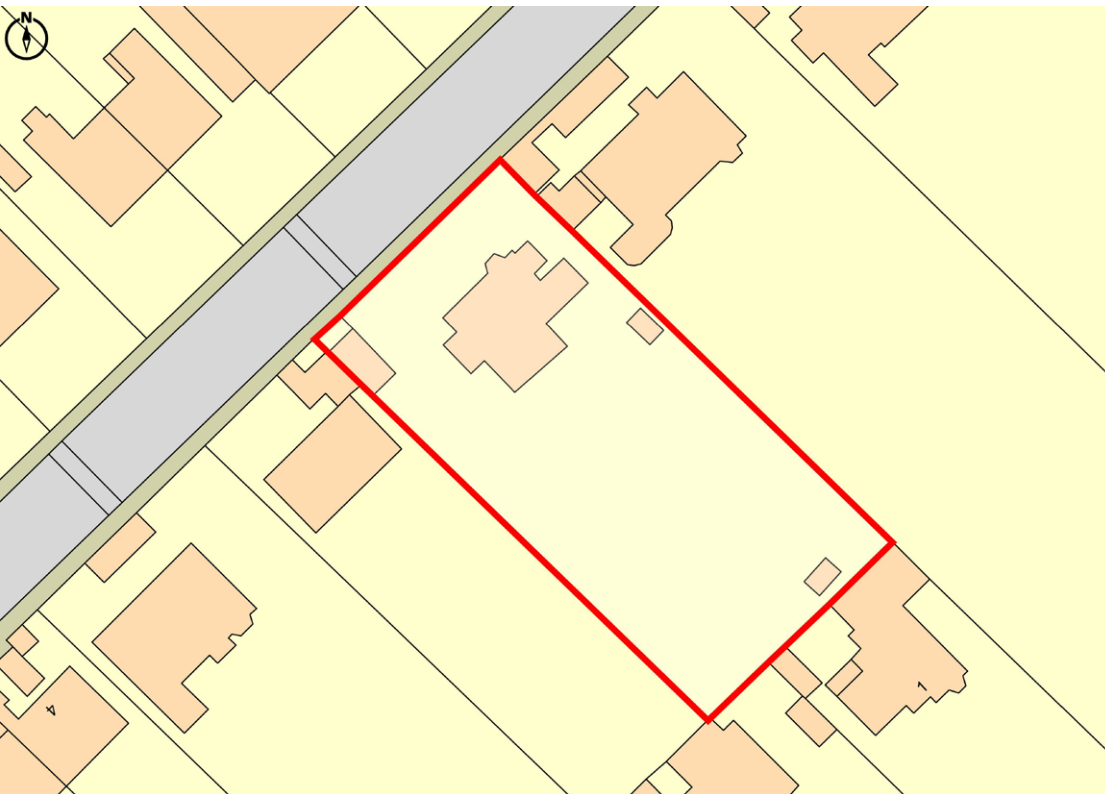




PARK ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 219.3 SQ M / 2360 SQ FT
GARAGE = 21.5 SQ M / 231 SQ FT
STORE = 3.8 SQ M / 40 SQ FT
TOTAL = 244.6 SQ M / 2631 SQ FT

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