



WOODRIDGE

8 Ancrum Road, Eskbank EH22 3AJ





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A superb four-bedroom traditional semi-detached family home, beautifully renovated and extended combining impressive contemporary living with a wealth of carefully retained period character and a mature private garden.

Eskbank Railway Station 1 mile, Dalkeith 1.3 miles, Edinburgh 7 miles,
Edinburgh Airport 14 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Porch, Hall, Sitting Room, Open-Plan Kitchen/Dining Room, Music/Family Room, Utility Room, Pantry, and Rear Hall.

First Floor: Landing, Three Double Bedrooms, one with En-Suite Shower Room, and Family Bathroom.

Second Floor: Principal Bedroom Suite with En-Suite WC, Steam Room and Shower, Walk-In Dressing Room, Built-in Storage and Loft Storage.

Situation

Eskbank is an established and highly sought-after residential area situated approximately seven miles south of Edinburgh city centre, characterised by its leafy surroundings and attractive period properties. The property is within easy walking distance of the well-regarded Three Crows coffee shop and a convenient local store. Nearby Dalkeith provides a wider range of everyday amenities, including supermarkets, alongside a variety of shops, cafés and professional services. The surrounding Midlothian countryside also provides excellent opportunities for walking and outdoor pursuits. Eskbank railway station provides regular services into Edinburgh Waverley and towards the Borders, while the Edinburgh City Bypass is readily accessible, providing connections to the wider motorway network and Edinburgh International Airport. The area is well served by schooling at primary and secondary level, while Edinburgh, within easy commuting distance, offers a number of highly regarded independent schools including George Watson's College, Merchiston Castle School and George Heriot's School, with dedicated school bus services providing convenient connections for the area.



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Description

Quietly positioned on a no through residential street, Woodridge is a traditional family home, extensively renovated and extended by the current owners with impressive attention to detail. Arranged over three levels, the property combines beautifully modernised interiors with retained period features, including decorative cornicing, traditional fireplaces and the original staircase. The property further benefits from double glazing and underfloor heating throughout, operated via a smart control system for modern convenience and comfort.

Upon entering via the porch and into the entrance hall, the sitting room is a peaceful and beautifully presented space, with a traditional wood-burning fireplace, and a large bay window enjoying a lovely outlook over the garden.

At the heart of the house is the impressive open-plan kitchen and dining room, formerly two separate rooms and now creating a superbly spacious setting for family life and entertaining. A traditional mantelpiece and decorative stove retain the character of the original house, while a glazed door and large window provide a leafy outlook and direct access to the garden. The contemporary kitchen features integrated Siemens appliances including an induction hob with integrated extractor, pyrolytic oven/microwave, further oven, dishwasher and separate fridge and freezer.

Forming part of the substantial modern extension is the music room, a stylish and versatile reception space which is soundproofed and particularly well insulated. Currently used as a music room, it could equally provide an additional sitting room, family room, playroom or home office. Beyond the kitchen, the extension provides access to a generous pantry and utility room, before continuing through to a further rear hall with fitted storage. Glazing overhead floods this area with natural light, while a back door provides direct access to the driveway.

A beautiful pitch pine staircase rises to the first-floor landing where there are three spacious bedrooms, two overlooking the garden and featuring beautifully restored traditional fireplaces. The third bedroom enjoys an en-suite shower room, with a modern family bathroom serving the remaining bedrooms.

Occupying the upper floor is the spacious principal bedroom suite, beautifully renovated to provide a private and luxurious retreat. The suite is complemented by a walk-in dressing room, built-in shoe storage, en-suite WC and an impressive steam room and shower, with large Velux windows flooding the room with natural light. This level also provides access to generous loft storage.



Gardens and Grounds

The property enjoys a beautiful, enclosed south-facing garden, predominantly laid to lawn with mature trees, shrubs and planting creating a wonderfully private, spacious, and leafy setting. A paved terrace provides an excellent space for outdoor dining and relaxation, with direct access from the kitchen/dining room. A garden shed and children's climbing frame are positioned towards the end of the garden. To the north, a further storage shed, ideal for bikes, houses the boiler and water tank, alongside a separate wood store.

Parking

Electric gates open onto a private driveway with an EV charging point, while the dead end road provides additional off-street parking.

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 3AJ.

Fixtures and Fittings

Only items 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

Gas-central heating system, electricity, water and drainage, underfloor heating and an integrated Ringo security camera system.

Local Authority

Midlothian House, 40-46 Buccleuch Street, Dalkeith, EH22 1DN. 0131 270 7500.

Council Tax

Band G

EPC Rating

Band C

Home Report

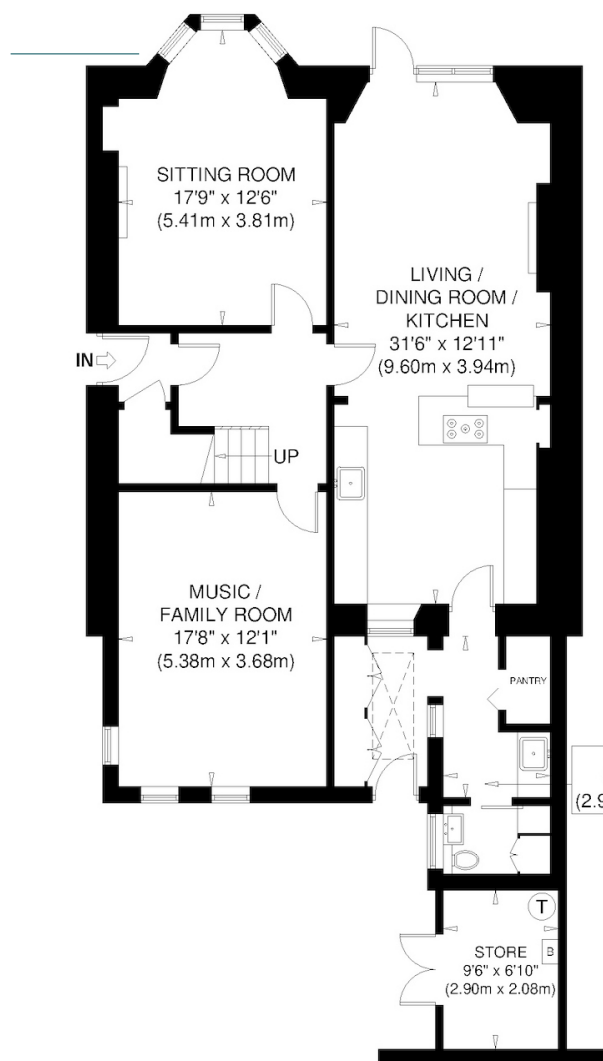
A Home Report incorporating a Single Survey, Energy Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.





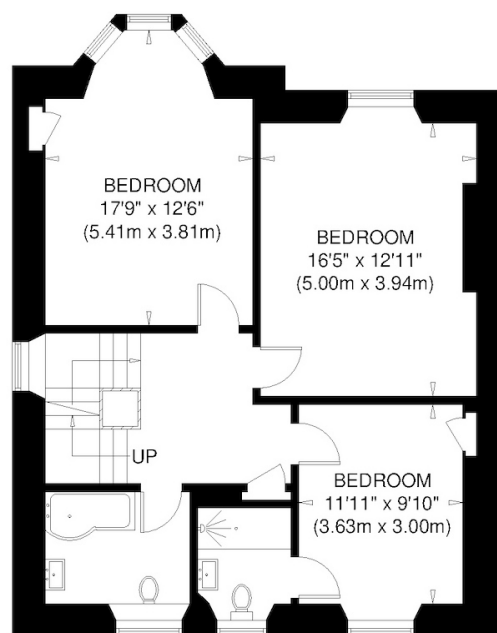




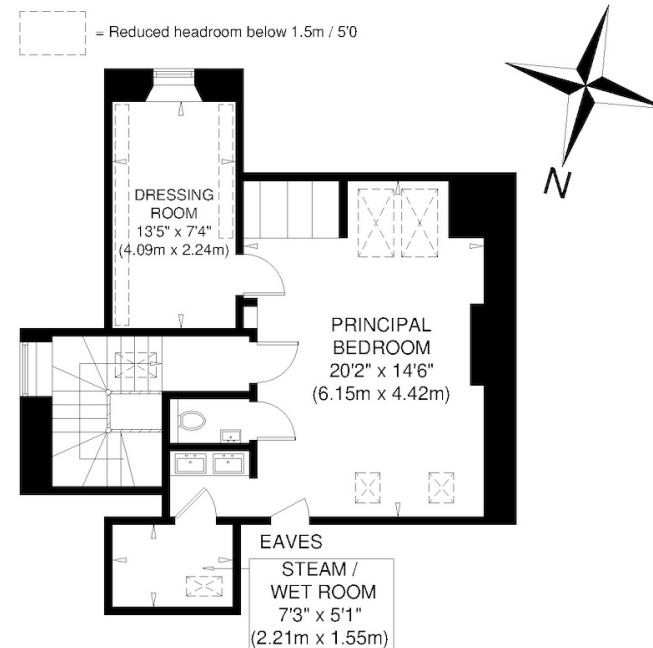


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 104.5 SQ M / 1125 SQ FT

STORE
GROSS INTERNAL
FLOOR AREA 6.1 SQ M / 65 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 74.1 SQ M / 797 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 50.3 SQ M / 541 SQ FT

WOODRIDGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 228.9 SQ M / 2464 SQ FT
STORE = 6.1 SQ M / 65 SQ FT
TOTAL = 235.0 SQ M / 2529 SQ FT

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

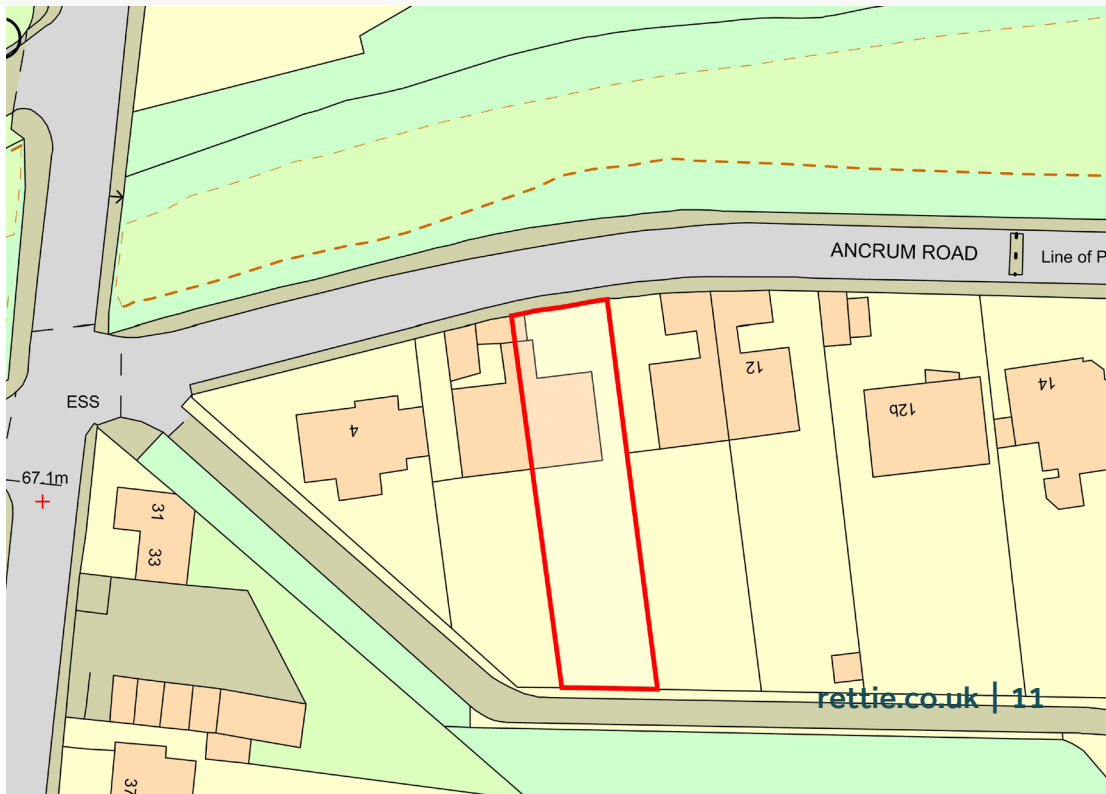
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.





Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 mis-statement 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 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 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.

RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

