

# 52 Bonnyrigg Road

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3HE



*Bright and Spacious Double Upper Flat  
with Private Garden on Bonnyrigg Road*



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Step through your own private front door and head upstairs to discover this beautifully presented two-bedroom double upper flat in the heart of Eskbank. Instantly welcoming, the entrance hallway is filled with natural light, setting the tone for the rest of the home.

# THE LIVING ROOM



Straight ahead, the generous living room is a real highlight. Brightened by twin windows and offering plenty of space for a full suite. High ceilings and original cornicing add character, while modern double glazing ensures comfort all year round.

# THE KITCHEN



Off the hall, the modern kitchen comes well-equipped with a gas hob, oven, freestanding fridge/freezer, and ample cupboard and worktop space. The washing machine is also included in the sale. Also on this level is one of the two spacious double bedrooms, complete with integrated wardrobes, plus a sleek, modern three-piece bathroom.





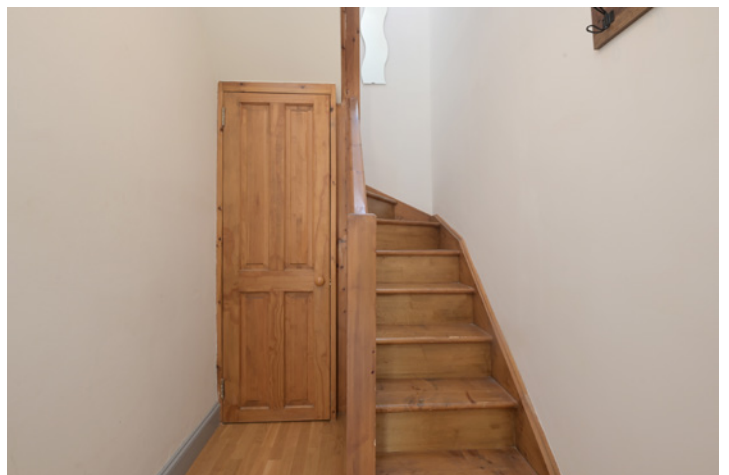
# BEDROOM 2



# THE BATHROOM



Upstairs, the principal bedroom spans the top floor and is a large, calming space with built-in storage and its own stylish three-piece bathroom. Ideal for privacy or creating a tranquil retreat at the end of the day.



# BEDROOM 1



a large, calming space with built-in storage  
and its own stylish three-piece bathroom





Outside, you'll find your own private garden, which is a sun trap that's perfect for lazy summer afternoons, BBQs, or even a bit of light gardening.

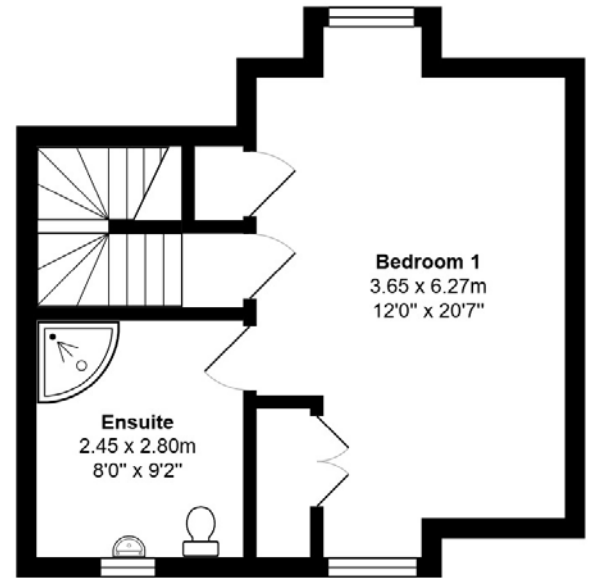
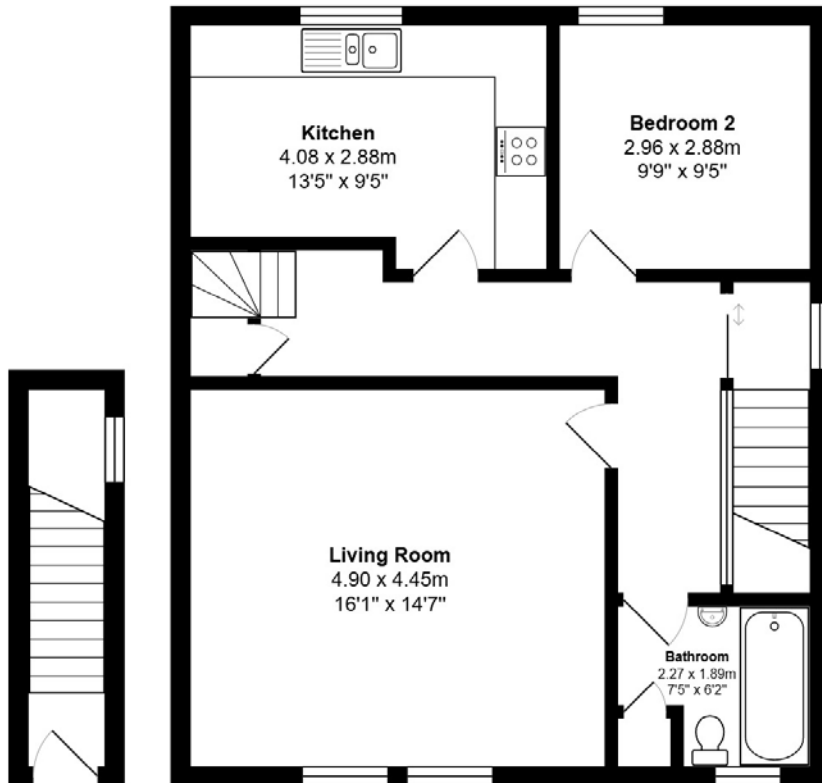
Whether you're a first-time buyer, downsizer, or investor, this is a lovely home in a great location.

# EXTERNALS



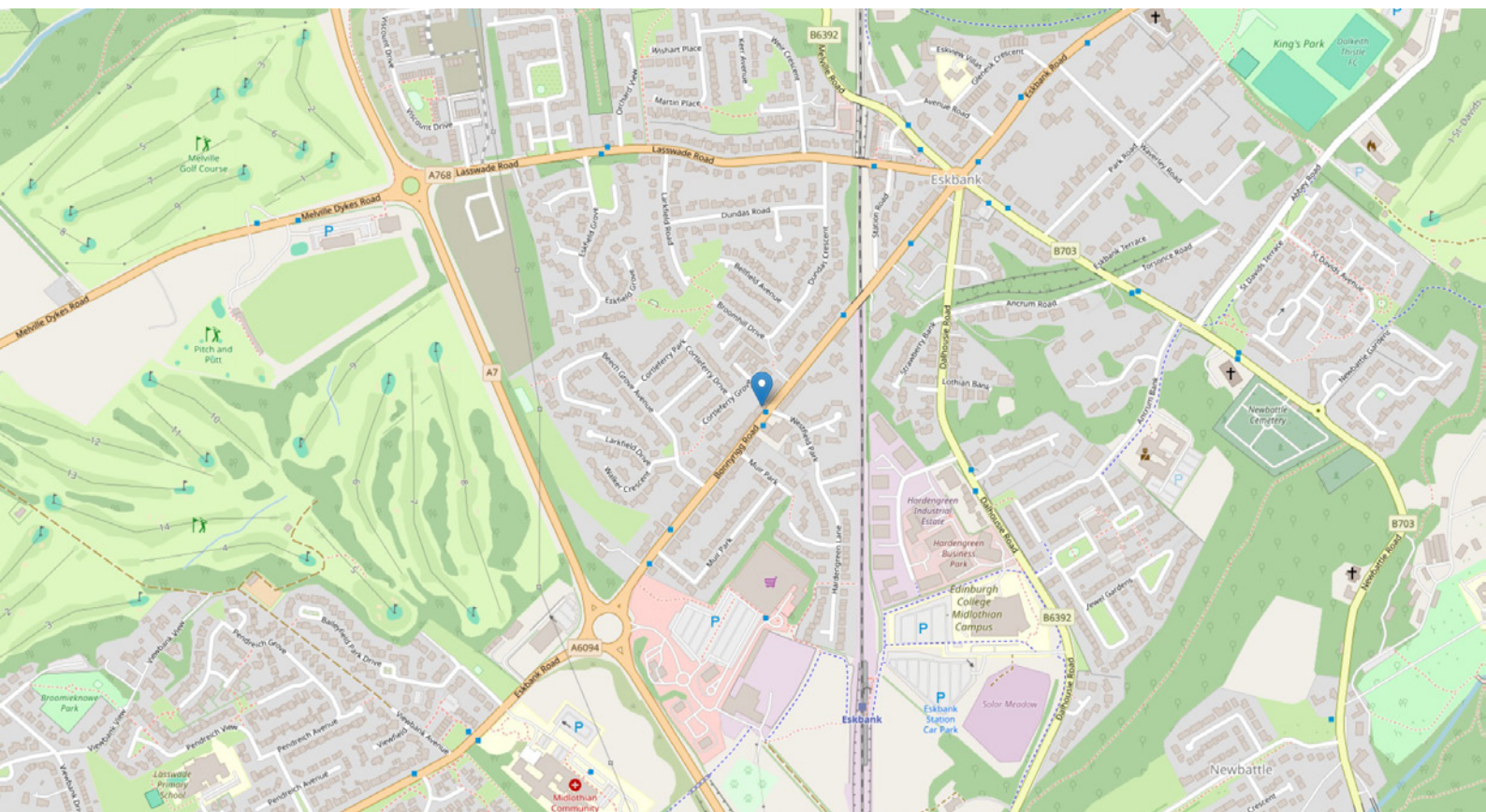


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Just eight miles from Edinburgh city centre, Eskbank offers families the ideal balance of peaceful surroundings, strong community spirit, and excellent connectivity. Set in the heart of Midlothian, this sought-after area is known for its green spaces, great schools, and relaxed pace of life, all within easy reach of the capital. Weekends here are made for the outdoors. Children can explore the woodland trails along the River North Esk and Benbught Woods, while Dalkeith Country Park and King's Park offer wide open spaces for family picnics, nature walks, and outdoor play. Whether it's riding bikes or spotting wildlife, there's always an adventure close to home.







Keeping active is easy, with Lasswade Leisure Centre and the flagship David Lloyd Club nearby, both offering swimming pools, fitness classes, and kids' activities. For sporty families, there are also several golf courses and sports clubs in the area.

Eskbank has a welcoming, family-friendly vibe with local cafés, restaurants, and everyday shops close by. A 24-hour supermarket is just minutes away, and larger shopping trips are simple with Straiton and Fort Kinnaird retail parks a short drive from home. Education is a real highlight, with well-regarded primary and secondary schools in the area and coach transport available to a range of top Edinburgh private schools, giving your children the best possible start.

For commuting parents, Eskbank is ideally placed. The local train station gets you into central Edinburgh in around 20 minutes, while excellent road links connect you to the City Bypass, Edinburgh Royal Infirmary, Shawfair Park and Ride, and Edinburgh Airport.

With space to grow, nature on your doorstep, and everything your family needs close at hand, Eskbank is a place where you can truly put down roots and feel at home.



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