

38 Newbattle Abbey Cresc

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3LN



Bright, well-proportioned lower villa in a peaceful
Eskbank cul-de-sac, boasting private gardens, a
garage and superb transport links



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this bright and well-proportioned lower villa that is ideally positioned in a peaceful cul-de-sac. The property enjoys a convenient setting close to a wide range of local amenities, highly regarded schooling, excellent public transport links by both bus and rail, and attractive nearby woodland walks.

THE LIVING ROOM



The accommodation is presented in excellent condition and comprises a generous south-facing living room, which allows for an abundance of natural light, and a separate fitted kitchen.

THE KITCHEN





There are two spacious double bedrooms, both benefiting from built-in wardrobes, and a modern shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



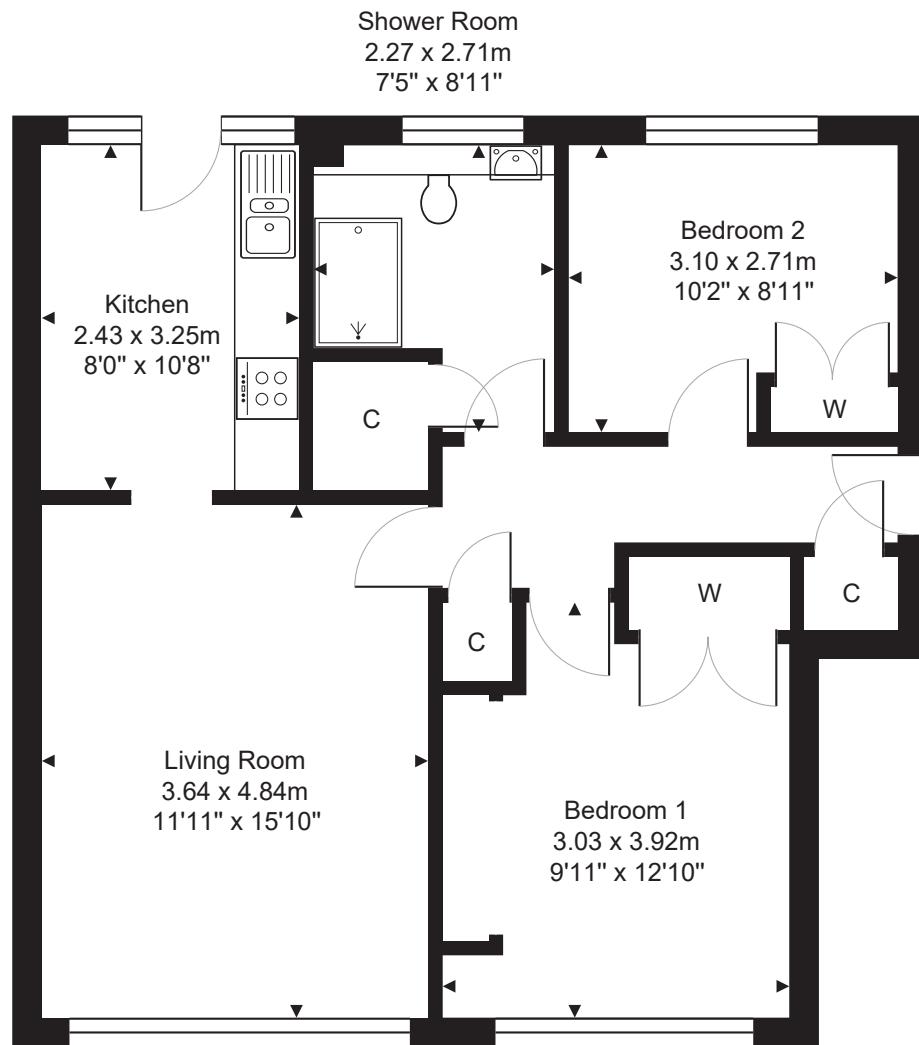
Externally, the property benefits from well-maintained private gardens to both the front and rear, providing pleasant outdoor space. A single garage offers secure off-street parking or useful additional storage. Further benefits include double glazing throughout and gas central heating.

This is an ideal first-time buy or sound investment property. Internal viewing is absolutely essential.

EXTERNALS

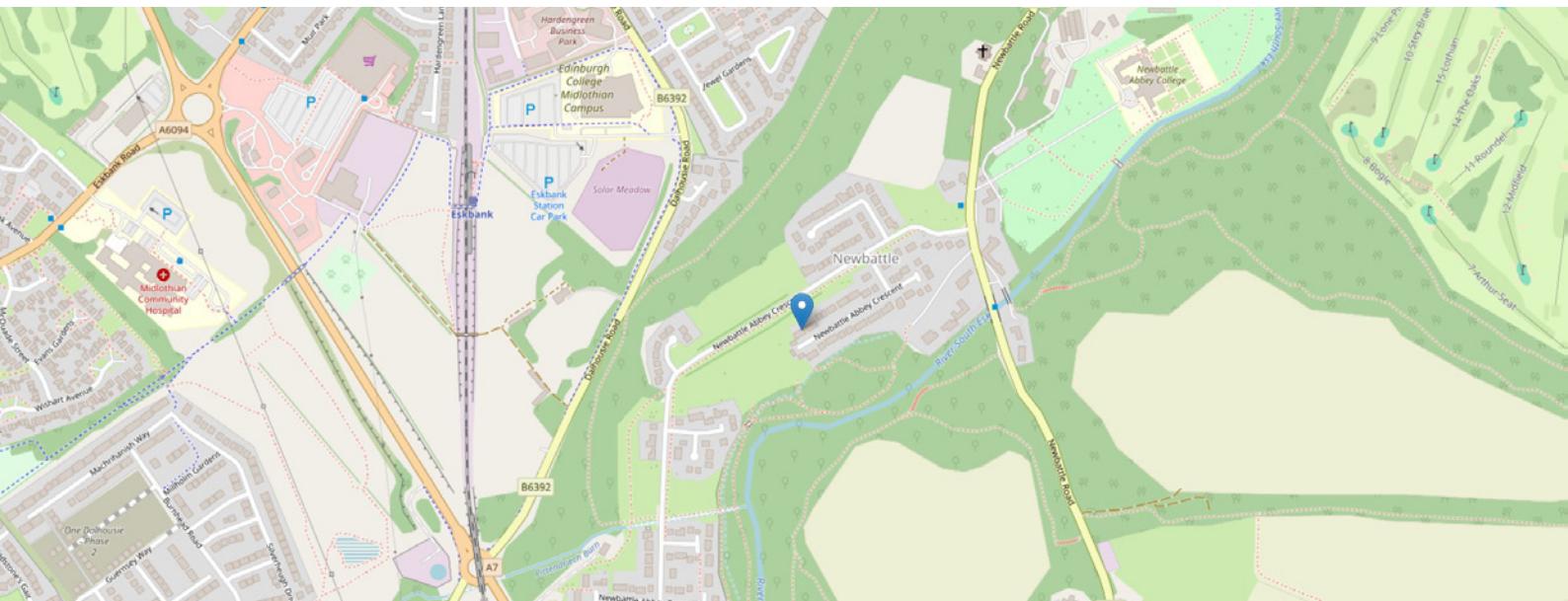


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C



THE LOCATION

Set within a mature and sought-after neighbourhood in Eskbank, the address offers effortless access to a broad range of local amenities, making everyday living both practical and enjoyable. For commuters, the location is particularly strong. Eskbank Railway Station is just a short stroll away, providing frequent rail services into Edinburgh city centre in around 20 minutes – perfect for working professionals and weekend explorers alike. Regular bus routes also serve the Crescent, linking you to Dalkeith, Bonnyrigg, Edinburgh, and beyond, with multiple stops close by and easy access to key regional routes, including the A720 City Bypass and main road networks.





Shopping and daily essentials are well catered for locally. A 24-hour Tesco Superstore and convenience stores are within walking distance, while the heart of Dalkeith town centre lies just moments away, offering a varied selection of supermarkets, banks, cafés, eateries and independent retailers. For more extensive retail therapy, major destinations such as Fort Kinnaird and Straiton Retail Park are a short drive away, hosting well-known high-street brands and services.

Lifestyle and leisure opportunities abound on your doorstep. Enjoy scenic walks and outdoor pursuits at Dalkeith Country Park, Restoration Yard, Kings Park and Ironmills Park, all within easy reach. Golfers are spoilt for choice with several courses nearby, and local community facilities such as Lasswade Leisure Centre provide swimming, fitness and sports activities for all ages.

This well-connected address is ideal for families, first-time buyers or downsizers seeking great transport links, convenient shopping and a host of recreational options, all within a friendly, established community just south of Edinburgh.




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.