

7 Dalhousie Crescent

ESKBANK, DALKEITH, MIDLOTHIAN, EH22 3DP



Generously sized five-bedroom Cala-built detached home, nestled within substantial private land



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Set within approximately three-quarters of an acre of land in the highly desirable Eskbank area, this impressive five-bedroom detached family home forms part of the prestigious Cala development and offers substantial, well-balanced accommodation across two levels.

THE LIVING ROOM



The ground floor offers excellent versatility, comprising a spacious living room, family room, a separate kitchen with ample space for dining, a formal dining room and a practical utility room.

THE FAMILY ROOM



THE KITCHEN



THE DINING ROOM



THE SHOWER ROOM, OFFICE & UTILITY



A dedicated office space is also located on this level, which could easily be utilised as a sixth bedroom if required, along with a convenient downstairs shower room.





Upstairs, the property continues to impress with five generously sized double bedrooms. Two of the bedrooms benefit from en-suite facilities, one of which includes a bath. A well-appointed family bathroom serves the remaining bedrooms, while a charming snug or reading area is positioned just off the grand upper hallway, providing an additional flexible living space.

THE BATHROOM



THE BEDROOMS



Two of the bedrooms benefit from en-suite facilities, one of which includes a bath



THE BEDROOMS



THE BEDROOMS



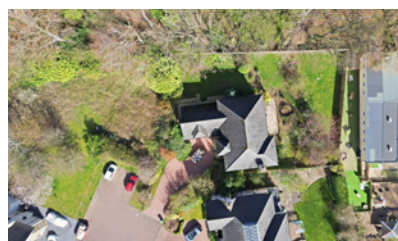
the property continues to impress with five generously sized double bedrooms



The property is approached via a large triple driveway providing ample off-street parking and leading to a double garage. To the rear, the home enjoys a private, enclosed garden, creating a peaceful and secure outdoor space ideal for family living and entertaining.

With its substantial plot, spacious interior and position within the sought-after Eskbank area, this outstanding home offers the perfect setting for modern family living while remaining within easy reach of excellent local amenities, schooling and transport links.

EXTERNALS



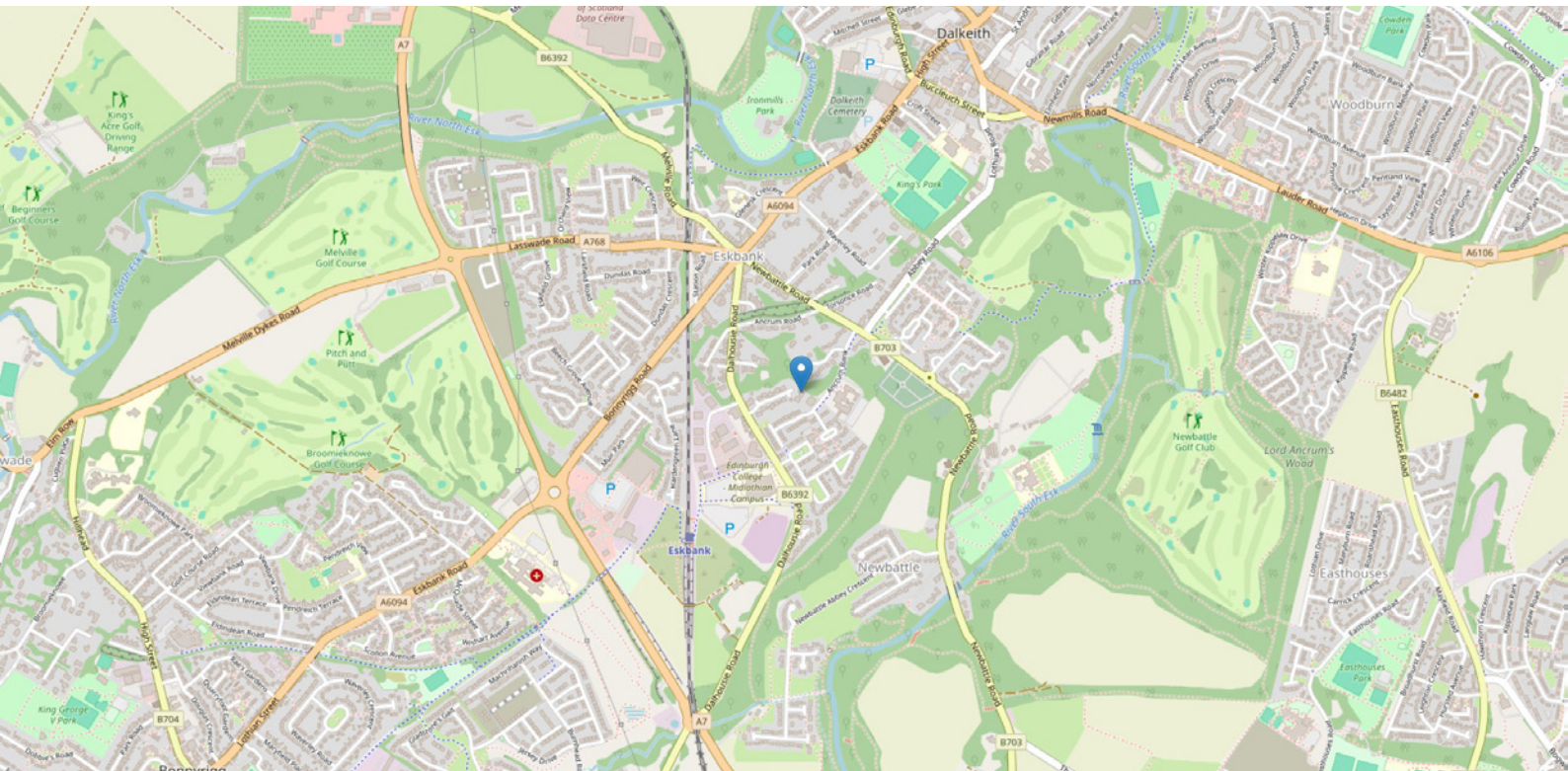
FLOOR PLAN & DIMENSIONS



[CLICK HERE TO VIEW PROPERTY VIDEO](#)

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 262m² | EPC Rating: C



THE LOCATION

This property is situated in Eskbank, Dalkeith, a highly sought-after location in the county of Midlothian, some six miles from Edinburgh's city centre. Dalkeith is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith itself and Bonnyrigg to Loanhead, Roslin and Penicuik to the West.





In recent years, the road network in the area has been improved. The City Bypass can be reached in a matter of a few minutes, and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone requiring to travel throughout the motorway networks of East, West and central Scotland, perhaps in connection with their job.

There is a regular and frequent bus service to Edinburgh's city centre, and the trip can often take less than twenty minutes except at peak times.

Dalkeith offers a complete range of shopping and leisure activities, primary schools and a new high school complex. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank, and Loretto School in Musselburgh is within easy reach.



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