



18 Newbattle Abbey Crescent,
Eskbank EH22 3LN



A superb semi-detached house which offers a spacious family home set within beautiful gardens

 3 Bed  2 Bath  3 Reception

A superb semi-detached house situated within a popular development located in the sought after area of Eskbank. This delightful property has been extended to offer a spacious family home which enjoys a lovely leafy outlook to the rear. In brief the accommodation comprises, on the lower level; welcoming hall, spacious sitting room, dining room, conservatory with doors to the garden, fully fitted kitchen with door to the garage, downstairs shower room, and separate wc. On the upper level there is the principal double bedroom with built in bedroom furniture, second double bedroom with mirrored wardrobes, third bedroom, and family bathroom. The property is set within beautiful gardens and benefits from a garage and driveway for two cars. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

- Sitting room
- Dining room
- Conservatory
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Shower room
- Downstairs wc
- Double glazing
- Gas central heating
- Garage & driveway
- EPC Rating C

Offers Over £000,000

Newbattle Abbey Crescent,
Dalkeith,
Midlothian, EH22 3LN

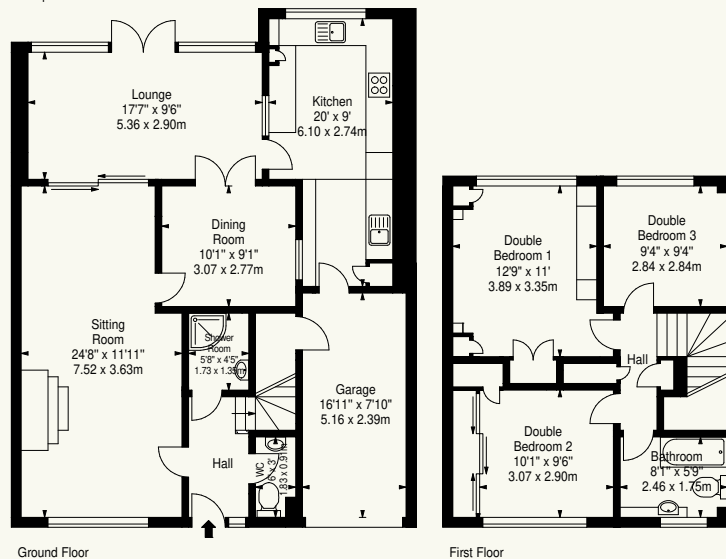


Approx. Gross Internal Area
1364 Sq Ft - 126.72 Sq M

Garage
Approx. Gross Internal Area

130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.
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Eskbank is a leafy town lying approximately eight miles south-east of Edinburgh, surrounded by open countryside stretching to the Borders and East Lothian. Whilst the city centre is readily accessible the town itself and neighbouring Dalkeith play host to excellent shopping and leisure facilities. Tesco, Morrisons and Lidl are all represented, in addition to a wide range of independent shops, banking and post office services. Local leisure options include several restaurants, Newbattle and King's Acre Golf Clubs, a wide programme of activities and a swimming pool at Dalkeith Community

High School and the lovely open spaces of Dalkeith Country Park. The local schools have an excellent academic reputation and Edinburgh College Midlothian Campus and Newbattle Abbey College are also located within the town. The local Rail Station is on the Borders Line providing a direct link with the Borders and into the city centre. The city by-pass is within a short drive and links with the A1 south, as well as the west side of the city, Edinburgh International Airport, the central motorway network and Queensferry Crossing.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.