



Gowanbrae, 17 Newbattle Road

Eskbank, Dalkeith,
EH22 3DD





Property Summary

Set within the desirable Eskbank Conservation Area, this handsome detached Victorian villa is an impressive family residence, offering generous accommodation across three floors, private wrap-around gardens and a wealth of refined period character. Filled with charm and natural light, it retains beautiful original details including elegant bay windows, ornate cornicing and fireplaces, while offering the flexibility required for modern family life. The extensive accommodation includes a bay-windowed drawing room, spacious living room, formal dining room and dining kitchen with pantry, alongside six double bedrooms and a versatile box room. A family bathroom, ground-floor WC, separate utility room and upper laundry room add everyday practicality, with excellent storage throughout.

Features

- Handsome Victorian detached traditional villa
- Set in desirable Eskbank conservation area
- Accommodation over three floors with lovely period details
- Entrance vestibule and reception hall with Cloakroom
- Bay windowed drawing room with fireplace and press
- Spacious living room
- Formal dining room
- Dining kitchen with pantry
- Six double bedrooms
- Box room
- Family bathroom
- Separate utility room and upper laundry room
- Ground-floor WC
- Private wrap-around gardens
- Detached garage and private driveway
- Gas central heating and double glazing















Private wrap-around gardens surround the property, offering attractive outdoor space for relaxing and entertaining, while a detached garage and private driveway provide valuable parking.

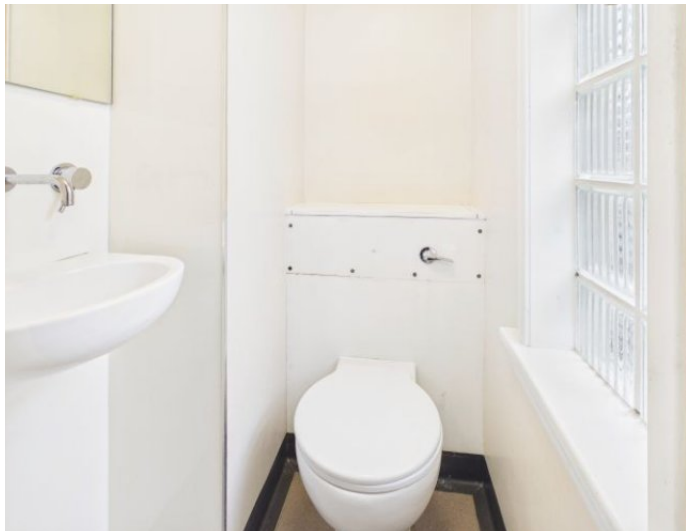
Combining traditional elegance with everyday practicality, this distinctive home is ideally positioned in Eskbank, with Dalkeith's amenities close by and excellent transport links providing convenient access to Edinburgh and the surrounding area.

Gas central heating and double glazing complete the property.

Window dressings, washing machine/dryer and American Fridge freezer included



[Click here to take a virtual tour](#)





Eskbank, Dalkeith

The much sought-after residential area of Eskbank lies 8 miles from Edinburgh city centre, in the heart of Midlothian. The surrounding area offers outstanding natural beauty, including a breath-taking valley where tranquil walks and cycle paths can be found on the banks of the River North Esk and Benbught Woods.

For picnics and family days out, nearby Vogrie Country Park and King's Park are both ideal locations, and for more energetic pursuits, King's Park offers tennis courts, a bowling green, a pitch and putt, and a playground.

Nearby Lasswade Leisure Centre offers a swimming pool, gym, and fitness classes, and you are also spoilt for choice with a range of golf courses.

Eskbank enjoys a good selection of shops, cafes, and restaurants, with a large 24-hour supermarket nearby. For more extensive shopping, Straiton and Fort Kinnaird Retail Parks are a short drive away, boasting over 100 high-street outlets combined.

Eskbank has nearby primary schools and secondary schools in neighbouring Dalkeith. The area further benefits from excellent transport facilities, with its own train station taking you into the capital in 20-minutes.

Regular buses and its proximity to the City Bypass and Edinburgh International Airport make this an ideal location for commuting.



Floorplan





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5A Shore Street
Anstruther, KY10 3EA
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0131 663 7135
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Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

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Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

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49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



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