



Craigesk House, Craigesk, Dalkeith, Midlothian

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# A **substantial country house** with secondary accommodation in a mature setting, within easy reach of Edinburgh.

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## Summary of accommodation

Reception hall | Four reception rooms | Six bedrooms | Four bath/shower rooms | Kitchen/breakfast room | Conservatories | Home studies  
Utility room | Wine cellars | Sauna | Gym

**Lodge Cottage:** Living/dining room | Kitchen | Two bedrooms | Shower room

Tennis court | Garden grounds | Garage/workshop

In all about 1.84 acres

## Distances

Eskbank 1.4 miles, Dalkeith 2 miles, Edinburgh city centre 8 miles, Edinburgh Airport 15 miles

(All distances and times are approximate)



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## Situation

Craigesk House is situated in a magnificent position above the River South Esk in Midlothian, 1.4 miles south of Eskbank and 2.3 miles south of Lasswade. Central Edinburgh is approximately 8 miles to the north.

Both Eskbank and Lasswade have a good selection of everyday amenities, while more extensive services and shops can be found in Dalkeith or at Straiton Retail Park with stores including M&S, Sainsbury's, and Ikea. There is a large Tesco at Eskbank, just off the A7.

Edinburgh provides further shopping and entertainment opportunities, as well as several excellent private schools. The property is in the catchment for Newtongrange Primary School and Newbattle High School.

Regular train services run into Edinburgh from Eskbank and Newtongrange. Both stations are 1 mile from the house. Edinburgh airport is accessible via the by-pass and has an expanding network to many UK and international destinations, including North America and The Middle East.









## What3words

///orange.comic.stocks

## The property

Craigesk House is an imposing property set comfortably within its own grounds and benefiting from dramatic views of the Dalhousie railway viaduct and the River South Esk. The principal accommodation is laid out across the ground and first floors, while there is further accommodation on the lower two floors to the rear of the property. The entrance hall gives an immediate impression of the scale of the property, and the stunning reception rooms are of equally striking proportions. These rooms benefit from beautiful features including corncicing, panelling and fireplaces. The oak panelling and pitch pine beams in the drawing room are of particular note and are thought to have been repurposed following the demolition of a property in Lanarkshire belonging to the Douglas family. Other details include teak windows, Spanish mahogany shutters and Austrian oak floors in the dining room. The first floor consists of four exceptionally spacious double bedrooms, a dressing room and a large Jack and Jill shower room.











The Lodge



The Lodge



The Lodge



The Lodge



The Lodge

A spiral staircase leads from the hallway to the lower floors, both of which can be directly accessed from outside. On the first of these levels, there is a large reception room with a door leading to two further bedrooms, both en suite. On the lower level, there are two wine cellars, one of which is accessible from outside. A sauna, a gym and a home study as well as a study/library.

There is a detached lodge cottage near the beginning of the drive. This charming property is in need of renovation and consists of an open-plan living/dining room, kitchen, two double bedrooms and a bathroom.

## Gardens and outbuildings

Craigesk House is approached via electric gates and a private drive, via the lodge cottage. A gravelled area leads to parking to the front and side of the house. The garden and grounds extend to approximately 1.8 acres and provide a wonderful setting for the house. The river and the railway viaduct are the focal points of the garden and create a unique and dramatic backdrop. In addition to the tennis court, there are extensive lawn areas, mature shrubs and trees. To the side and rear of the house, there are terraces with tranquil settings over the river.



**Approximate Gross Internal Floor Area**

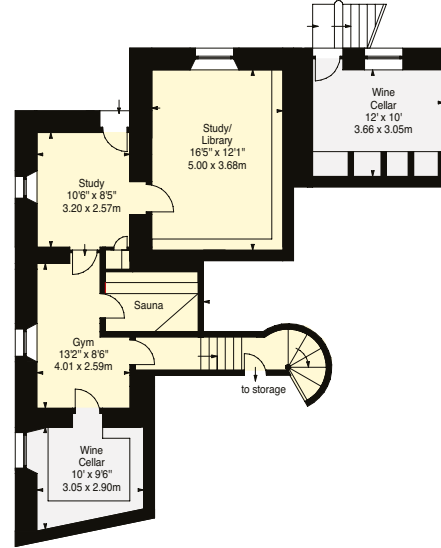
**7479 Sq Ft - 694.80 Sq M**

**The Lodge Cottage: 821 Sq Ft - 76.27 Sq M**

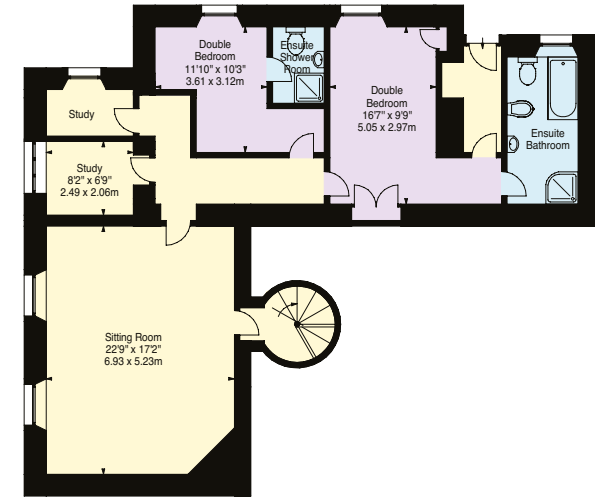
**Garden Shed/ Workshop: 400 Sq Ft - 37.16 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

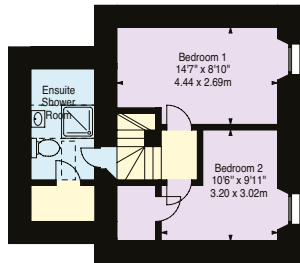


**Sub Lower Ground Floor**

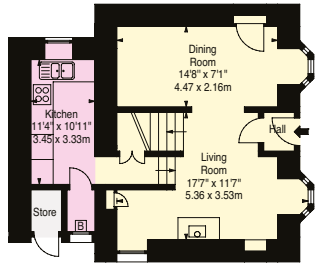


**Lower Ground Floor**

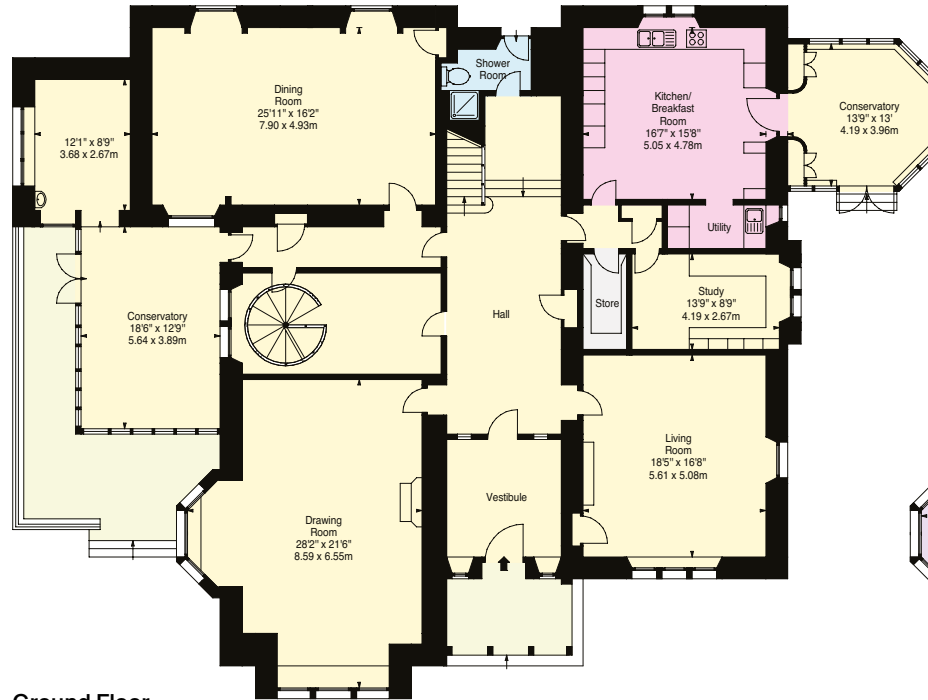
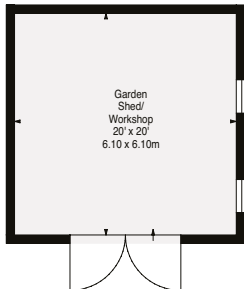
**The Lodge Cottage**



**Mezzanine**



**Ground Floor**

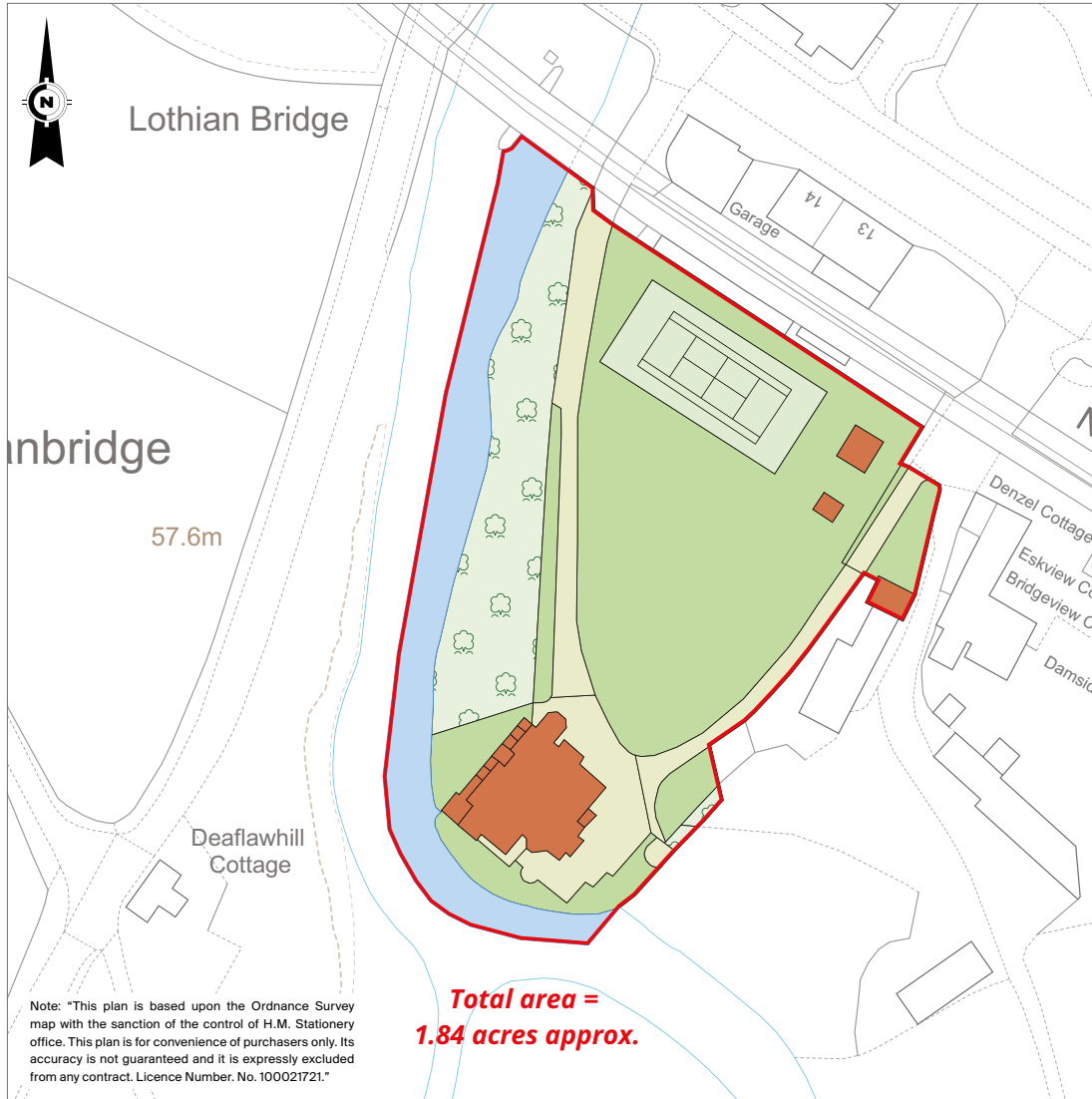


**Ground Floor**



**First Floor**





## Fixtures and fittings

Fitted carpets and curtains are included in the sale. A selection of other items of furniture and garden machinery and equipment may be available by separate negotiation.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Property information

**Tenure:** Freehold

**Local Authority:** Midlothian Council

**Council Tax:** Band H

**EPC Rating:** G

**Offers over:** £1,300,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated May 2023.

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