



Solicitors & Estate Agents



37 Lingerwood Walk

Newtongrange | Midlothian | EH22 4QW

Well-proportioned two-bedroom lower villa pleasantly positioned within a quiet pocket of Newtongrange. Benefitting from private gardens and an allocated parking space, whilst being conveniently located close to excellent day-to-day amenities and transport links, the property offers a fantastic opportunity for first-time buyers, retirees and those looking to modernise and create a home tailored to their own taste and style.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Allocated parking
-  EPC Band - D
-  Council Tax Band - B



Description

An inviting entrance hallway provides access to the accommodation and benefits from a good-sized understairs storage cupboard. The bright and airy lounge/diner enjoys a lovely front-facing aspect, with ample space for comfortable furnishings and a small dining table and chairs. The room flows through to the well-appointed kitchen. The kitchen is fitted with a range of included freestanding white goods and benefits from partial tiling to the splash areas. French doors provide direct access to the rear garden, creating a pleasant connection between the kitchen and outdoor space. The good-sized double bedroom benefits from a useful open wardrobe area and provides ample space for a range of freestanding furniture. Bedroom two is a single room quietly positioned to the rear and benefits from a fitted wardrobe with sliding doors. This versatile room could also be utilised as a home office or study if preferred. The bathroom is partially tiled and fitted with a three-piece suite incorporating a bath.

Further features include electric heating and single glazing.



Gardens & Parking

Externally, the property benefits from a large west-facing rear garden, featuring a slabbed patio and well-kept lawn. This is a lovely private space to enjoy during the warmer months. A single allocated parking space is located to the front, with plenty of on-street parking available for visitors.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

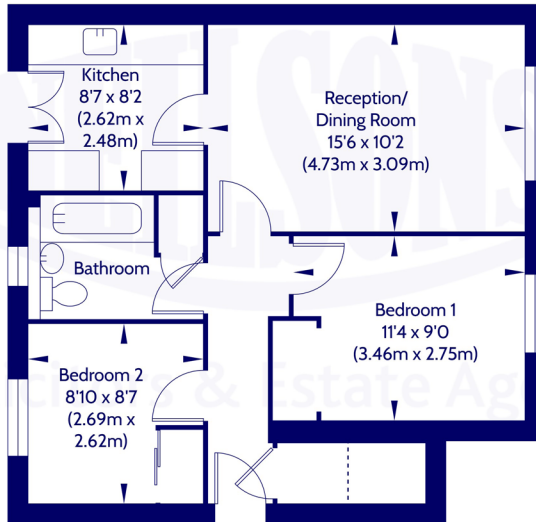
The popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For commuters the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating near to Edinburgh City Centre and surrounding areas.





Approx. Gross Internal Floor Area 51 Sq M / 550 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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