



27 The Square, Newtongrange, Dalkeith, Midlothian. EH22 4PY

- Spacious traditional terraced cottage in the heart of Newtongrange
- Excellent opportunity for modernisation and personalisation
- Generous lounge with feature fireplace and attractive bay window
- Well-appointed kitchen with a range of integrated and freestanding appliances
- Four spacious bedrooms, with built-in storage to three bedrooms
- Fully tiled bathroom with P-shaped bath and shower over
- Gas central heating and attractive traditional sash and case windows
- Substantial rear garden with patio, lawn, shed and two-car driveway
- Quiet position with open views, close to Main Street amenities
- Excellent transport links, with Newtongrange railway station around a five-minute walk away



PROPERTY DESCRIPTION

The accommodation begins with a welcoming entrance hallway, featuring a large storage cupboard with shelving. The generous lounge provides an attractive and comfortable living space, complete with a feature fireplace and bay window overlooking The Square to the front.

The well-appointed kitchen features a range of wall and base units complemented by laminate worktops, together with a selection of integrated and freestanding white goods. No warranty will be provided for the appliances.

To the rear of the ground floor is a spacious bedroom with built-in storage and double windows, while a further bedroom to the front also benefits from built-in storage. The fully tiled bathroom comprises a P-shaped bath with shower over, wash hand basin and WC.



ROOM DESCRIPTIONS

First Floor

On the upper level, the spacious principal bedroom benefits from a large Velux window and provides access to the attic. Bedroom four is located adjacent and features a rear-facing Velux window.

The property is served by gas central heating and retains a number of attractive traditional features, including sash and case windows throughout the ground-floor accommodation.

Garden and Parking

Externally, the property benefits from gardens to both the front and rear. The front garden is laid mainly to lawn, while the substantial rear garden offers a slabbed patio, generous lawn area, two-car driveway and a shed, which is included in the sale.

The property enjoys open views and occupies a quiet position within Newtongrange, while remaining conveniently placed for the amenities of Main Street, including shops, retail outlets and local services. Excellent transport links are also nearby, with Newtongrange railway station approximately a five-minute walk away.

This is an excellent opportunity to acquire a generously proportioned traditional property with considerable potential for modernisation. The spacious accommodation, private gardens, driveway and convenient location are sure to appeal to a wide range of buyers.

Area - Newtongrange

Newtongrange is a well-established Midlothian village, conveniently located just south of Edinburgh and offering a blend of local amenities, countryside and excellent transport links. The area is popular with families, first-time buyers and commuters looking for a more relaxed setting while remaining within easy reach of the capital.

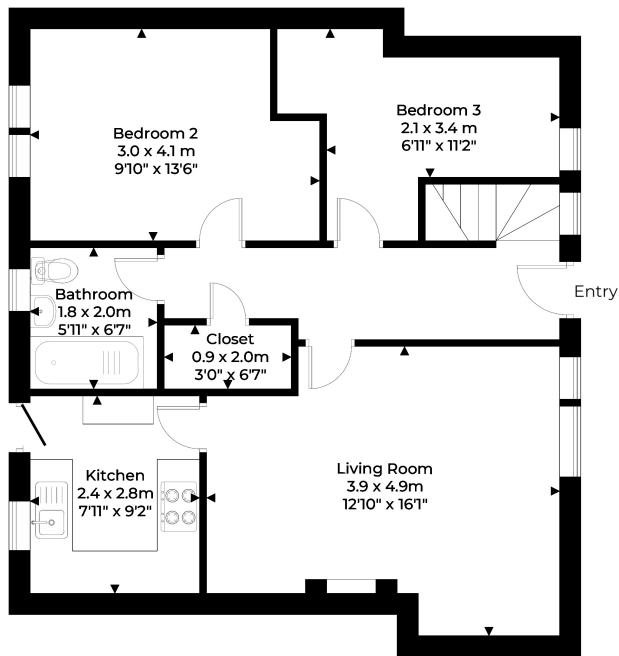
The village provides a range of everyday amenities, including local shops, cafés, takeaways and community facilities, with further shopping and leisure options available in nearby Dalkeith and Bonnyrigg. For commuters, Newtongrange benefits from the Borders Railway, with Newtongrange Station providing regular services towards Edinburgh and Tweedbank. There are also regular bus services connecting the village with surrounding areas and Edinburgh.

There are a number of primary and secondary schooling options within the surrounding Midlothian area, making Newtongrange a practical choice for families. The nearby towns of Dalkeith, Bonnyrigg and Musselburgh provide additional amenities, while Edinburgh city centre is readily accessible for work, shopping, dining and entertainment.

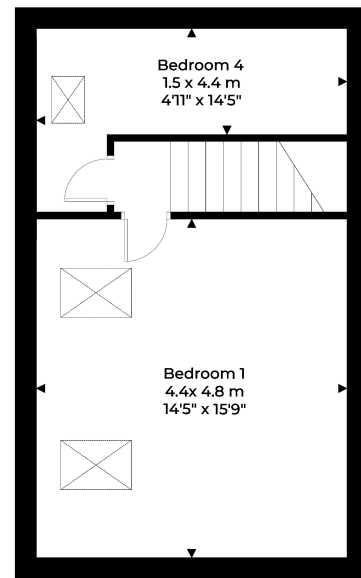


FLOORPLAN

27 The square, Newtongrange
Approximate Gross Area
90 sq m / 969 sq ft



Ground Floor



1stFloor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.

