



31 Wester Suttieslea Gardens,
Newtongrange, Dalkeith, EH22 4FE



Quietly positioned three bedroom end terraced house

 3 Bed  1 Bath  1 Reception

A quietly positioned modern end terraced townhouse over two floors. The property benefits from gas central heating, double glazing, private rear gardens and off-street parking to the rear. Internally the accommodation comprises; hallway sitting room, dining kitchen and WC on the ground floor, with two double bedrooms, a single bedroom and the family bathroom on the first floor. The property has recently been freshly painted but does require carpeting/flooring to be laid.

Features

- End terraced house
- Sitting room
- Dining kitchen
- Three bedrooms
- Bathroom
- WC
- Double glazing
- Private parking
- Gas central heating
- Private rear garden
- EPC Rating C

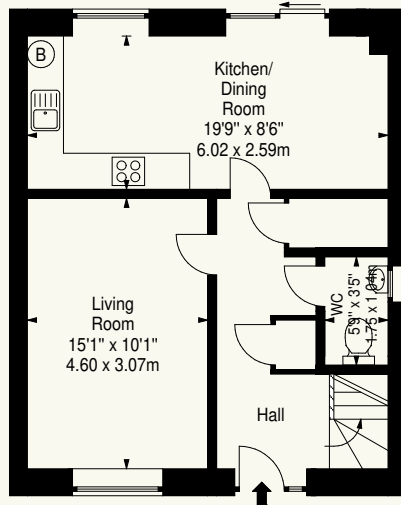
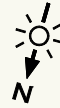
Offers Over £195,000

Wester Suttieslea Gardens,
Newtongrange,
Dalkeith,
Midlothian, EH22 4FE

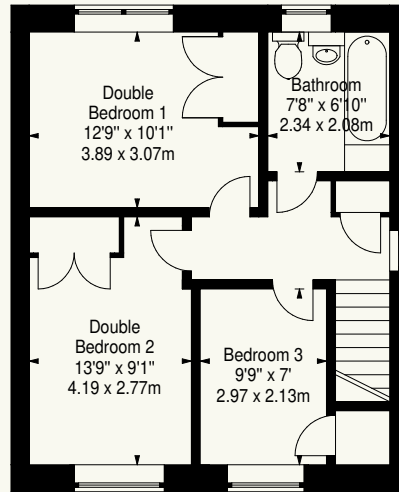


SquareFoot

Approx. Gross Internal Area
974 Sq Ft - 90.48 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



The former mining village of Newtongrange, situated around 9 miles southeast of Edinburgh City Centre, offers a sought-after relaxed lifestyle within easy reach of the capital. The area is well served by a wide selection of local amenities including supermarkets, traditional pubs, and takeaways. Larger shopping facilities are available in neighbouring Eskbank and Dalkeith, while nearby Straiton Retail Park is home to a range of outlets, high-street retailers, and Sainsbury's superstore. Surrounded by rural

landscape and woodlands, there is a wealth of outdoor leisure activities, along with a Leisure Centre with a state-of-the-art gym and a multi-purpose fitness studio. Local schooling includes Newtongrange Primary School and nearby Newbattle Community High School. Transport is readily available, whether by car on the Edinburgh City Bypass or M8/M9 motorway, bus links or Newtongrange station, which is part of the Borders Railway, also provides fast and frequent links into the heart of the capital.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

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