



Newbattle Cemetery Lodge Newbattle Road, EH22 3LQ



Welcome

A rare opportunity to acquire Newbattle Cemetery Lodge, a charming and distinctive two-bedroom traditional lodge occupying a unique position within the grounds of Newbattle Cemetery, in the highly regarded Newbattle area of Dalkeith. Full of character and retaining a number of attractive period features, including cornicing, ceiling rose, timber flooring and a bay window, this delightful single-storey property offers considerable potential for refurbishment and modernisation. With its attractive architecture, enclosed gardens and small gated driveway, the lodge presents a wonderful opportunity for buyers looking to restore a truly individual home in a sought-after location. Situated close to the historic Newbattle Abbey and within easy reach of Dalkeith town centre, the property combines an unusual and established setting with convenient access to local amenities and transport links.

- Rarely available traditional lodge with distinctive architecture and considerable character.
- Highly regarded Newbattle location, close to the historic Newbattle Abbey.
- Single-storey accommodation offering excellent potential for refurbishment and modernisation throughout.
- Entrance vestibule and hallway with useful walk-in storage cupboard.
- Spacious living room featuring an attractive bay window, feature fireplace and timber flooring.
- Versatile second reception room with feature fireplace, ideal as a dining room, additional sitting room or home office.
- Separate kitchen with external access, offering scope for complete modernisation.
- Two well-proportioned bedrooms, both benefiting from natural light.
- Modern wet room with walk-in shower, wash hand basin and WC.
- Attractive character features including cornicing, ceiling roses, timber flooring and feature fireplaces.
- Gas central heating and private drainage.
- Enclosed garden grounds with lawn, established planting and patio areas.
- Traditional stone boundary walls, decorative iron railings and a small gated driveway providing off-street parking.
- An exceptional opportunity to restore a characterful and individual home in a desirable Midlothian setting.







Newbattle

Newbattle is a highly regarded and sought-after residential area on the outskirts of Dalkeith, Midlothian, known for its attractive surroundings, historic character and proximity to the beautiful Newbattle Abbey and its extensive grounds. The area offers a peaceful, semi-rural feel whilst remaining conveniently located for a wide range of everyday amenities. Nearby Dalkeith town centre provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, while the popular Dalkeith Country Park offers wonderful opportunities for walking and outdoor recreation. The area is well served by local schooling and transport links, with regular bus services providing access to Edinburgh and surrounding towns. Eskbank railway station is also within easy reach, offering rail connections to Edinburgh and the Borders, while the nearby A7 and Edinburgh City Bypass provide convenient access to the wider road network. Combining historic charm, attractive surroundings and excellent accessibility, Newbattle remains a desirable location for those seeking a quieter setting within easy reach of the capital.

Extras

Included in the sale are all fitted blinds and window coverings, where present, along with the greenhouse.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

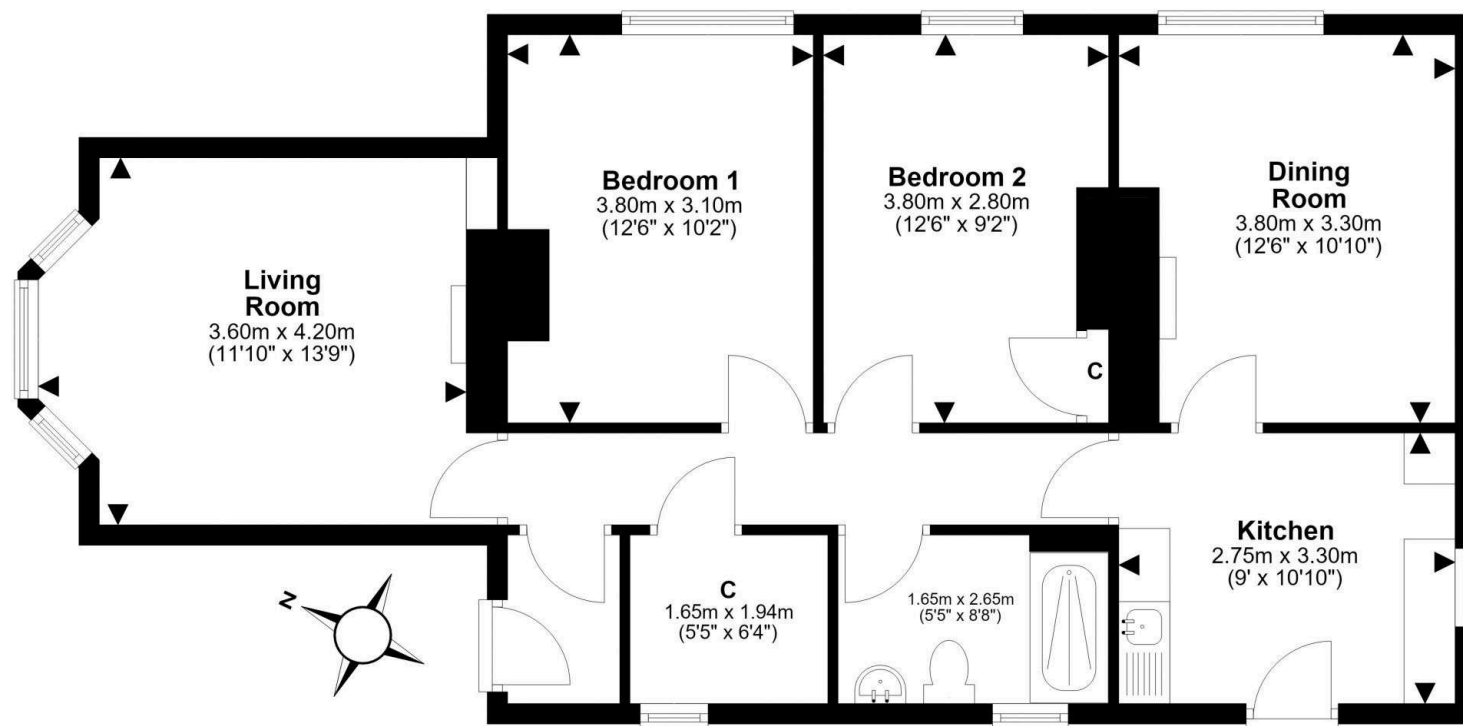
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.