



Solicitors & Estate Agents



Offers Over

£235,000

12 Park Road

Newtongrange | Midlothian | EH22 4JW

Charming and rarely available two-bedroom semi-detached bungalow pleasantly positioned within the popular Midlothian town of Newtongrange, boasting lovely views of Welfare Park and the Pentland Hills. Ideally located close to excellent local amenities, reputable schooling, and a short walk from Newtongrange Train Station, the property offers comfortable accommodation together with private gardens and superb parking provisions. A fantastic opportunity for first-time buyers, couples and growing families.

 2 bedrooms

 1 public room

 1 bathroom

 Private gardens

 Driveway

 EPC Band - E

 Council Tax Band - C



Description

An inviting entrance hallway provides access to the accommodation which offers access to the large attic space, offering scope for conversion subject to necessary planning consents. The rear-facing lounge/diner enjoys a quiet outlook and provides a lovely main living space. A useful press cupboard houses the boiler, while the room flows naturally through to the kitchen. The well-appointed kitchen is fitted with a range of integrated appliances which are included in the sale and benefits from partial tiling to the splash areas, tiled flooring and direct access to the rear garden. The generous principal double bedroom enjoys a pleasant front-facing outlook through a bay window and offers ample space for a range of freestanding furniture. Bedroom two is another comfortable double room, benefiting from twin front-facing windows, a useful press cupboard and fitted wardrobes. The well-kept bathroom is fully tiled and benefits from a tiled floor and a shower over the bath.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a private front garden laid mainly to lawn, with a driveway providing parking for one vehicle. The rear garden features a slabbed patio, chipstone sections, shed, mature planting and fruit plants, together with an outdoor tap. A second driveway providing parking for multiple vehicles is accessed via the rear lane, offering brilliant additional parking.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

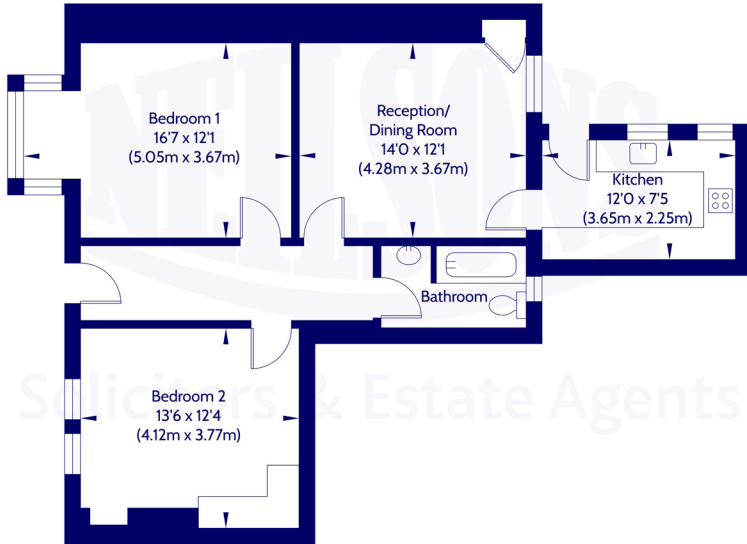
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A Tesco supermarket is only a short drive away with a more comprehensive 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 short walking distance, together with a regular bus service operating near to Edinburgh City Centre and surrounding areas.





Approx. Gross Internal Floor Area 71 Sq M / 762 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

