

McDougall McQueen
solicitors & estate agents

4-5 Crawlees Cottages, Newtongrange, Midlothian, EH22 4AL

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Welcome

Welcome to 4-5 Crawlees Cottages, a substantial traditional stone-built end-terraced house set within generous garden grounds and offering excellent potential for refurbishment and modernisation.

The property retains much of its original character and benefits from a mixture of sash and case single and double-glazed windows, gas central heating, and a private driveway providing off-street parking. Externally, the extensive grounds are complemented by a variety of useful and unusual outbuildings. A particular feature is the large double garage with adjoining workshop area, providing excellent storage, workspace, or potential for a range of alternative uses, subject to the necessary consents. Offering generous accommodation, sizeable outdoor space, and significant scope for improvement, this is a rare opportunity to create a superb home within the sought-after location of Newtongrange Midlothian.

- Superb location within a highly desirable residential area
- Wonderful opportunity for a host of potential buyers
- Entrance porch/vestibule
- Hallway with built-in storage and stairs to the upper level
- Spacious ground floor bedroom with dual aspect windows and open Edinburgh press
- Open plan kitchen and dining room with French doors to the garden area and including remaining appliances
- Living room with dual aspect windows, and fireplace with log burning stove
- Inner hall with additional spiral staircase to the upper level
- Ground floor bedroom with dual aspect windows and ornate fireplace
- Rear hall and utility area
- Ground floor shower room











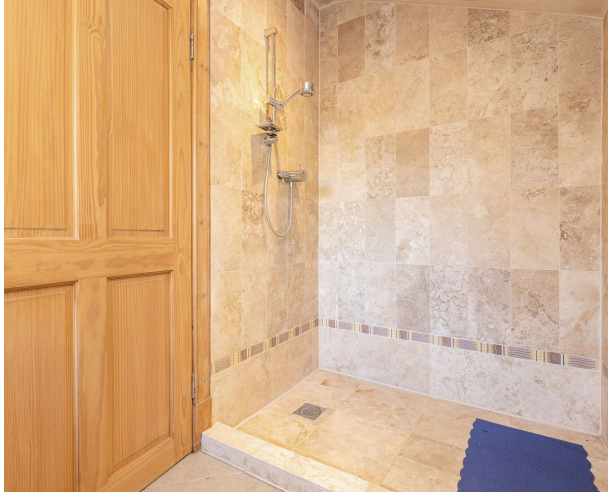

- Upper hallways, with open plan study and reception areas
- Newly fitted shower room with double shower with overhead raindrop shower, bowl sink with vanity unit, and wc
- Three further bedrooms with Dormer style windows
- Mixture of single sash and case and double glazing, and gas central heating
- Traditional features including some working shutters, ornate fireplaces, and cornice work
- Substantial garden grounds to the front and side, which could provide the ideal space for outside entertaining and relaxation
- Gated driveway for off street parking
- Large double garage and workshop area
- Additional outbuildings including a large greenhouse and potting shed, metal shed with gas fired kiln for ceramics, garden shed, and woodstore
- A rare opportunity to create a stunning family home





















Newtongrange

Newtongrange is a popular Midlothian village located approximately nine miles south of Edinburgh, offering an excellent balance of semi-rural living and city convenience. Steeped in mining heritage and home to the renowned National Mining Museum Scotland at the historic Lady Victoria Colliery, the village boasts a keen sense of community alongside a range of everyday amenities. The area benefits from excellent transport links, including its own railway station on the Borders Railway, providing regular services to Edinburgh and the Scottish Borders, making it a popular choice for commuters. Residents enjoy a selection of local shops, cafés, schooling, and leisure facilities, while nearby Dalkeith Country Park and the surrounding Midlothian countryside offer superb opportunities for outdoor recreation. Combining rich local history, modern amenities, and convenient access to Edinburgh, Newtongrange continues to be a highly sought-after location for families, professionals, and first-time buyers alike.

Extras

Included in the sale are: any floor coverings, light fittings, blinds, and shutters where fitted, all remaining appliances, and outbuildings with fittings and remaining machinery. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.









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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.