

**88 Newton Village
Dalkeith, EH22 1SW**

OFFERS OVER £145,000



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- Spacious living room with fireplace
- Separate fitted kitchen
- Two decent sized double bedrooms
- Bathroom with 3 piece suite
- Gas central heating and double glazed windows
- Private back garden
- EPC D

Description

This attractive upper villa offers spacious (75sqm) and versatile accommodation, ideal for first-time buyers, investors, or those looking to modernise a property to their own taste.

The accommodation comprises a bright and welcoming living room featuring a fireplace, a separate fitted kitchen, and two generously sized double bedrooms. The bathroom is fitted with a white three-piece suite. Additional benefits include gas central heating, double glazed windows, and good storage throughout. Externally, the property boasts a private rear garden, providing an ideal outdoor space for relaxing or entertaining.





Central heating and double glazing

Gas central heating is complemented by double glazing

Garden and driveway

The property benefits from its own large private back garden

Location

Newton Village is a quiet residential area on the outskirts of Dalkeith, offering a semi-rural feel with excellent transport links. The nearby Shawfair train station and easy access to the A1 and City Bypass make commuting into Edinburgh simple and convenient. Local amenities can be found in Dalkeith town centre, with larger retail options available at Fort Kinnaird. Families benefit from nearby schools and access to green spaces like Dalkeith Country Park

Valuation

The property has been valued by surveyors at £155,000 and the Home report is available from the ESPC website

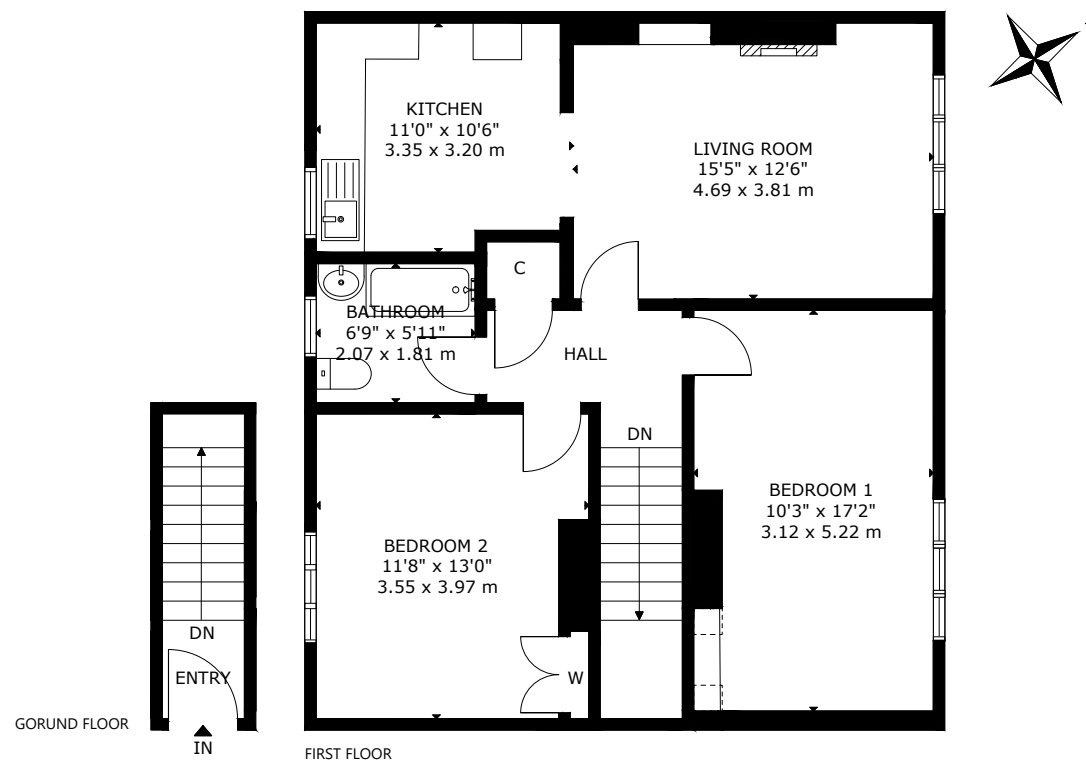
Council Tax and EPC

The property lies in Council Tax Band C and has a D rated Energy Performance Certificate.

Viewing

By appointment telephone Agents 0131 229 3399





88 NEWTON VILLAGE, DANDERHALL, DALKEITH EH22 1SW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 800 SQ FT / 74 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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