

OFFERS OVER £239,995

26 Bryans Road
Newtongrange, EH22 4SA

drummondmiller
Solicitors & Estate Agents



- Semi-detached house with garage
- Spacious living room leading to kitchen
- Separate dining room
- Three double bedrooms and family bathroom
- Double glazing and gas central heating
- Private front and back garden space
- Minutes away from local shops and amenities
- EPC Band C

Description

This spacious three-bedroom semi-detached house offers generous accommodation and a flexible layout, making it ideal for a range of buyers.

The ground floor features a bright living room leading directly into the kitchen, creating a sociable flow for everyday living. A separate dining room provides additional space for family meals, entertaining, or working from home. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property also benefits from ample storage throughout.

Externally, the home enjoys a private garden, a garage, and convenient on-street parking. While the property is in need of some modernisation, it offers excellent potential to create a stylish and comfortable home.

Located in a popular residential area with good access to local amenities, schools, and transport links, this property is well-suited to families, first-time buyers, or those looking for a project.





Central Heating and Double Glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There private front and back garden space and a garage.

Location

Newtongrange is well-connected, making it an excellent choice for commuters. The Borders Railway provides a direct train link to Edinburgh Waverley in under 25 minutes, while regular bus routes and nearby road links, including the A7 and A720 City Bypass, make travel by car just as easy. Families are well served by local primary schools, and there are secondary school options in nearby towns such as Dalkeith and Gorebridge. The area also offers a range of local amenities, including shops, cafés, a leisure centre, and community facilities. Surrounded by green space and countryside walks, Newtongrange combines the ease of suburban living with a welcoming, village atmosphere—ideal for families, professionals, and retirees alike

Extras

The sale price includes, light fittings, carpets and floor coverings.

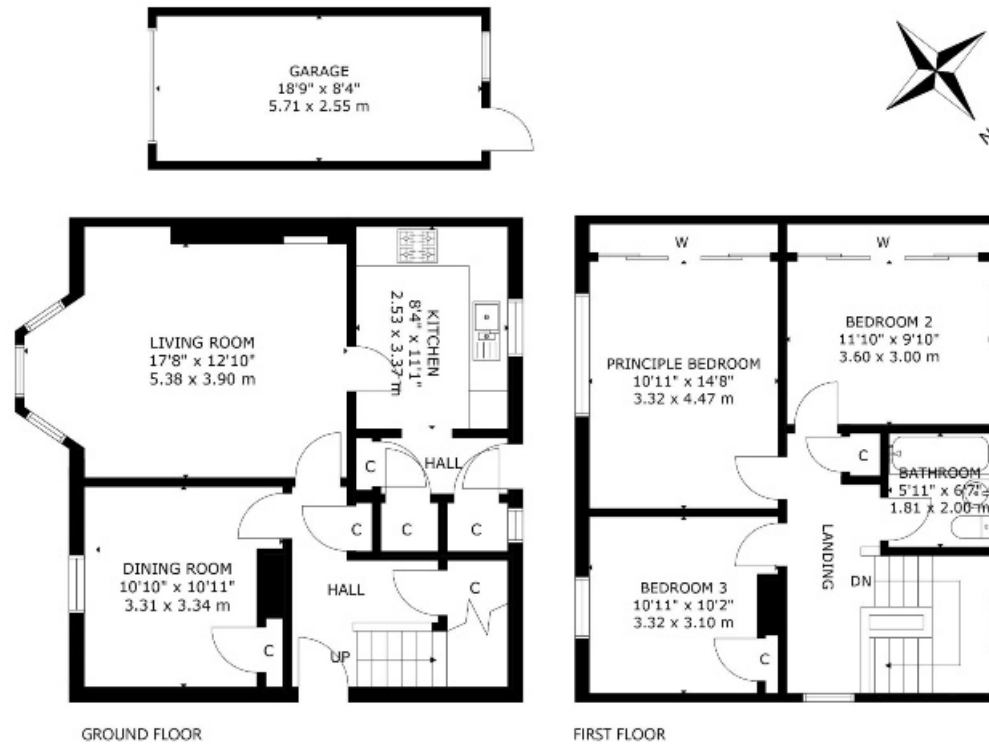
Home Report

The property has been valued by surveyors at £260,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399.





27 BRYANS ROAD, EDINBURGH, EH22 4SA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,261 SQ FT / 117 SQ M
 GARAGE 170 SQ FT / 16 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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