



Solicitors & Estate Agents










Offers Over

£230,000

66 St Davids

Newtongrange | Midlothian | EH22 4LF

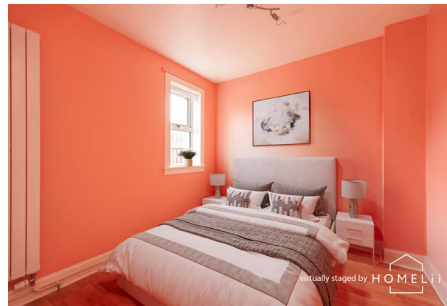
An excellent opportunity has arisen to purchase this delightful, cleverly extended 3-bedroom terraced cottage with private gardens to the front and rear including off-street parking to the rear, accessed via double gates. Well positioned within the popular Newtongrange district of Midlothian, close to many local amenities, schooling and excellent transport links.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Off-street parking to rear
-  EPC Rating – D
-  Council Tax Band – B



Description

The property is offered to the market in move-in condition and shall undoubtedly appeal to the professional person/ couple or young families. Enjoying a sizeable rear garden and enhanced with some lovely features throughout, this home merits internal viewing to be fully appreciated. Enjoying good natural light, the accommodation comprises; entrance hallway enhanced with solid wood flooring with feature wood doors leading to all rooms. There is a front facing lounge again laid with solid wood flooring with French doors leading to the dining kitchen. The dining area offers adequate space for table and chairs and opens to the kitchen area which has been fitted with a range of modern wall and base units with built-in 5-ring gas hob, electric oven and hood, built-in fridge freezer and space for washing machine. French doors provide direct access to the sizeable rear garden. There are two double bedrooms, one with built-in wardrobes, a single bedrooms/home office with built-in shelving and the extensively tiled bathroom comprises of a white three piece suite with Rainfall dual shower and chrome ladder radiator. In addition, there is a large partially floored attic with Ramsay ladders, providing excellent additional storage provisions. Further benefits include gas central heating with combi boiler and double glazing.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood and fridge freezer.

Gardens and parking

There is a private garden located to the front with central pathway to entrance. Located to the rear is the large monoblocked garden, which doubles up as excellent off-street parking, accessed via double gates. There is a large shed, which shall be included in the sale and a charming, covered seating area. There is also more than adequate on-street free parking for visitors.

Viewing

By appointment with Neilsons on 0131 625 2222.



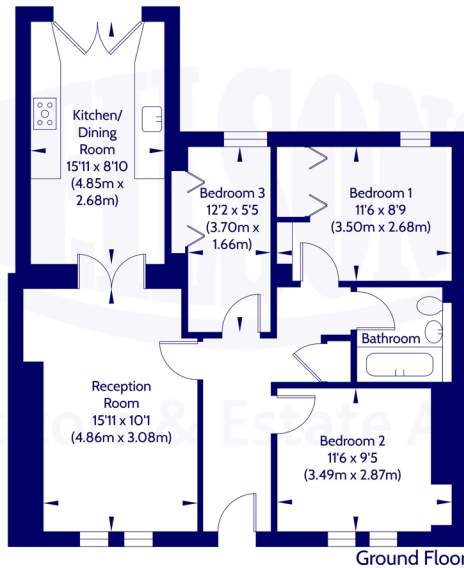


Location

This increasingly popular village of Newtongrange with active local community offers convenience shopping and primary school with excellent recreational facilities including a leisure centre, bowling club, library, lovely park and scenic walks in and around the area. A Tesco supermarket is only a short driveway away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter, the city by-pass is easily accessible linking to major motorway networks, there is a local train station within walking distance and regular bus service operating nearby to Edinburgh City Centre and surrounding areas.



Approx. Gross Internal Floor Area 69.87 Sq M / 752 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

