



2 Eighth Street

NEWTONGRANGE, EH22 4JP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled on a quiet residential street in the village of Newtongrange, just minutes from schools, green spaces, and local amenities, this well-presented two-bedroom semi-detached home is ideal for a variety of buyers.

A gated front garden leads to the entrance, where a bright and airy vestibule welcomes you into a carpeted hallway. To the right, a spacious sitting/dining room is bathed in natural light from twin windows overlooking Eighth Street. South-east-facing and tastefully decorated with a statement accent wall and plush carpeting, this inviting space is perfect for relaxation and entertaining. Opposite, a light-filled bay-windowed double bedroom offers generous proportions, a stylish décor, and a flexible layout to accommodate various furniture arrangements. Accessed from the sitting/dining room, the well-appointed U-shaped kitchen leads directly to the rear garden and showcases white wall and floor units, smooth grey worktops, and a complementary tiled

splashback. The kitchen includes an integrated extractor hood and fridge-freezer. To the rear of the property, a second comfortable double bedroom with built-in wardrobes, and a modern shower room complete the interior.

Outside, the delightful rear garden is thoughtfully designed with sandstone paving, an attractive artificial lawn, pretty borders, and raised timber beds, creating a tranquil outdoor space. A store and multiple sheds offer ample storage, while private parking is available via a detached rear garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, and curtains will be included in the sale. The two garden sheds will be included in the sale. The washing machine and oven are brand new and will be available by separate negotiation if required.



PROPERTY FEATURES

- ❑ Two-bedroom semi-detached home
- ❑ South-east-facing sitting/dining room
- ❑ Two bright double bedrooms
- ❑ Modern kitchen with garden access
- ❑ Shower room
- ❑ Well-presented rear garden and low-maintenance front garden
- ❑ Detached single car garage
- ❑ Garden sheds
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

NEWTONGRANGE

Formerly a Midlothian mining village, Newtongrange sits on the edge of Dalkeith, approximately seven miles south-east of Edinburgh.

The village offers a range of local amenities, including a barber, convenience store, bistro, takeaway, and chemist. A Co-op is nearby, while Tesco at Hardengreen provides additional grocery options. For further shopping, residents can visit Dalkeith and Eskbank, while Straiton Retail Park offers a variety of retailers, including a Sainsbury's supermarket.

Surrounded by leafy rural landscapes, Newtongrange is ideal for outdoor enthusiasts, with scenic walks and cycling routes nearby. Dalkeith Country Park and Vogrie Country Estate provide expansive green spaces, while the Midlothian Snowsports Centre and Pentland Hills Regional Park offer more adventurous activities.

Locally, Welfare Park features children's play facilities and sports pitches. For fitness and leisure, Newtongrange Leisure Centre features a gym and fitness studio, while David Lloyd at Shawfair, just a 14-minute drive away, boasts a swimming pool, tennis courts, spa facilities, and exercise classes.

Families benefit from well-regarded local schooling at Newtongrange Primary School and Newbattle Community High School. Excellent transport links include quick access to the A7 and Edinburgh City Bypass, as well as the Borders Railway Line, providing easy connections to Edinburgh Waverley and the Scottish Borders.



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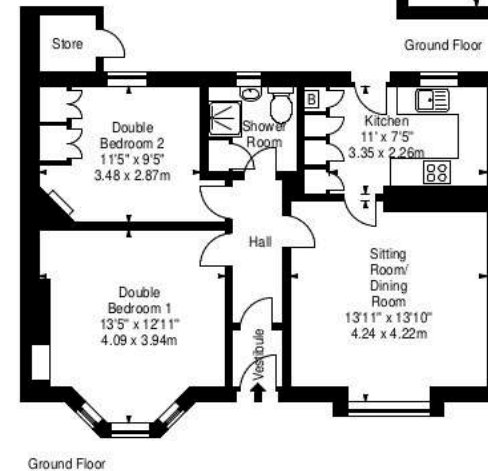
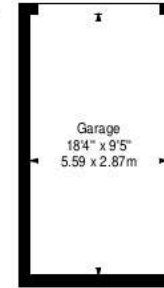
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PARIS STEELE Property

Eighth Street, EH22 4JP



Approx. Gross Internal Area
677 Sq Ft - 62.89 Sq M
Store
Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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