



43 Newmills Road

DALKEITH | MIDLOTHIAN | EH22 2AG



MURRAY
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43 Newmills Road is a bright and generously proportioned upper villa in great decorative order and benefitting from well-kept private gardens front and rear. Located in the popular Midlothian town of Dalkeith with its easy transport links into Edinburgh.

Welcoming hall with stairs to the 1st floor; generous sitting room with a dual aspect; kitchen with a range of wall mounted and floor standing units; double bedroom 1 with built-in wardrobes; double bedroom 2 currently used as an office; family bathroom with a white 3-piece suite comprising WC, wash hand basin and bath with shower over.

Delightful gardens to the front, side and rear. The greenhouse and garden shed are included in the sale.

Unrestricted parking in the surrounding streets.

Gas central heating. Full double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties are given.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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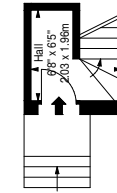
The following note is of crucial importance to intending viewers and/or purchasers of the property.
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

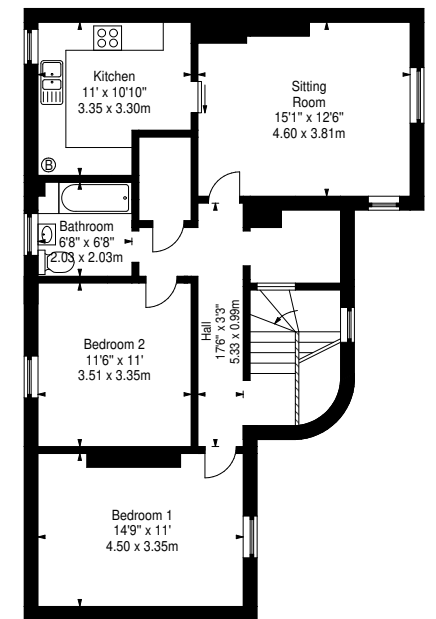
Newmills Road,
Dalkeith,
Midlothian, EH22 2AG



Approx. Gross Internal Area
920 Sq Ft - 85.47 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor Entrance



First Floor



Location

Located in the beautiful Midlothian countryside just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also offers activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.