










Offers Over
£155,000

18 Gardiner Place

Newtongrange | Midlothian | EH22 4RT

Impressive, this two-bedroom upper villa is quietly positioned within the popular Midlothian town of Newtongrange. Benefitting from off-street parking and a substantial private garden, while being close to excellent day-to-day amenities and commuting links, the property is ideally suited to first-time buyers, professionals, and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - B

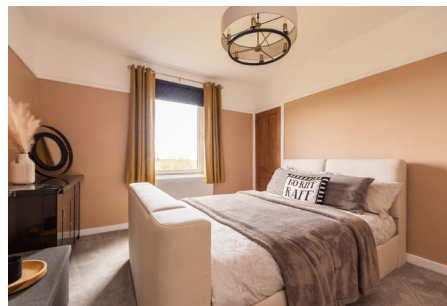


Description

The accommodation is accessed via a private entrance staircase leading to a welcoming hallway, featuring a large cloak cupboard. There is also access to the attic via a Ramsay ladder, with the space partially floored and offering useful additional storage. The lounge/diner is bright and spacious, providing ample room for both lounge and dining furniture. A particular highlight is the outlook towards the historic Newtongrange Mining Museum pit wheel and chimney, adding a unique and characterful aspect. Off the lounge, the stylish kitchen is well-appointed with a range of integrated and freestanding white goods, complemented by tiled flooring and a dual aspect outlook. There are two generously proportioned double bedrooms. The principal bedroom benefits from a large closet, while the second bedroom features a traditional shelved press cupboard and is currently utilised as a dressing room, offering excellent flexibility. Both rooms provide ample space for freestanding furniture and enjoy fantastic views stretching towards Arthur's Seat and the Pentland Hills. The attractive shower room is fitted with a corner shower cubicle incorporating body jets, rainfall shower, and integrated radio/Bluetooth features, alongside partial tiling and tiled flooring.

Further benefits include gas central heating, with a new boiler installed in late 2025, and double glazing with windows replaced in 2024.

Previously, planning permission had been granted to further develop the attic space. While this has now lapsed, it is understood that reinstatement may be possible, subject to the necessary consents.



Gardens & Parking

Externally, the property boasts a substantial private rear garden, featuring two separate patio areas – perfect for enjoying the views towards Edinburgh – as well as a well-maintained lawn. A single driveway provides off-street parking for up to two cars.

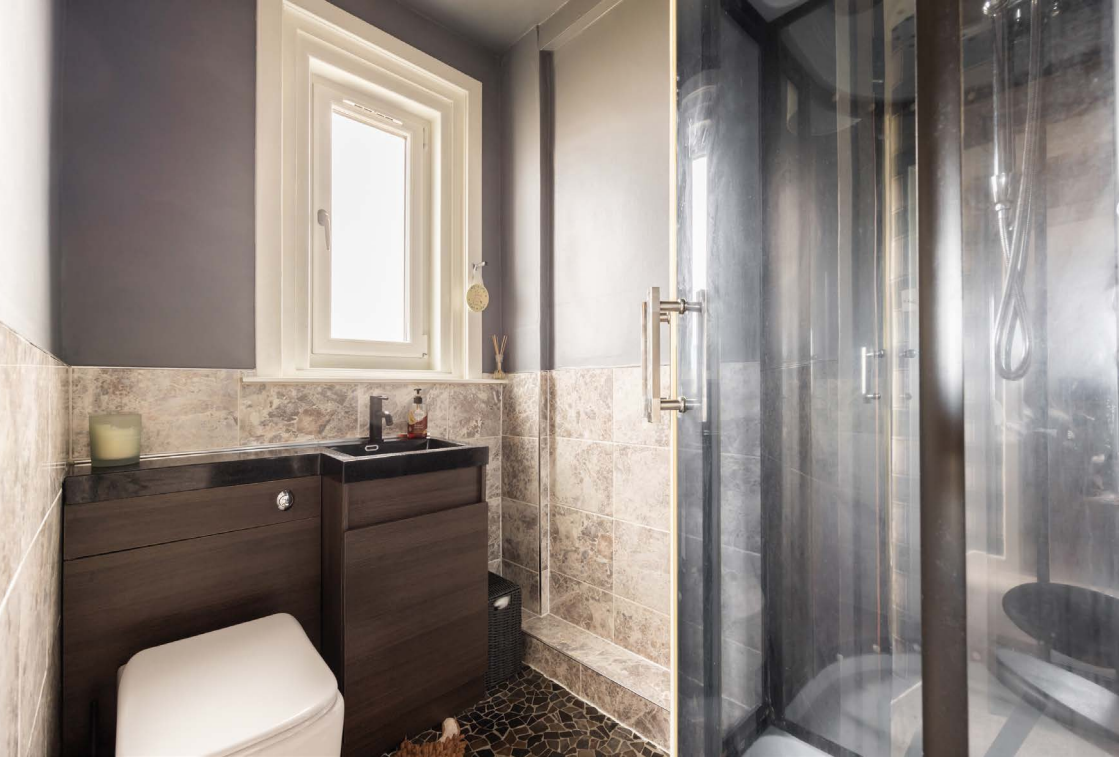
Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and washer-dryer, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



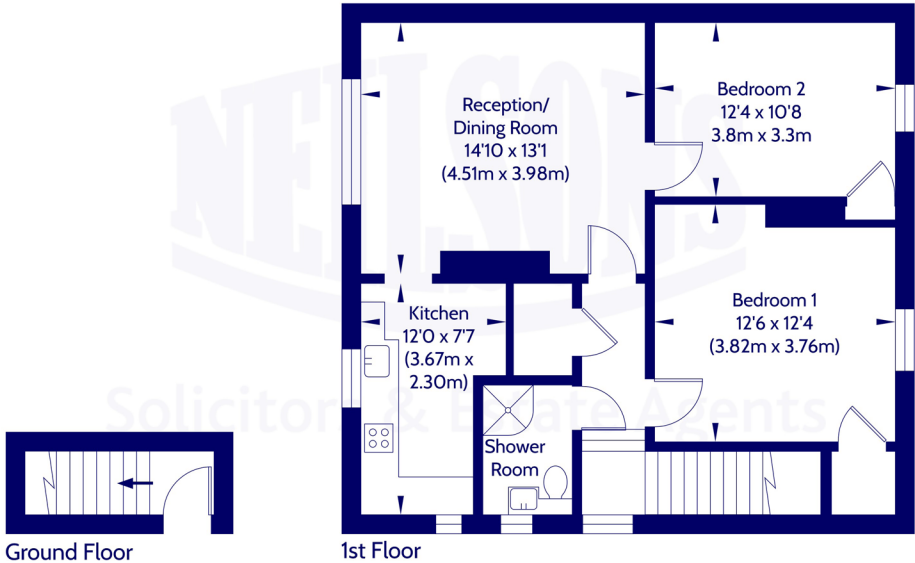


Location

The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For commuters the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating near to Edinburgh City Centre and surrounding areas.



Approx. Gross Internal Floor Area 69 Sq M / 745 Sq Ft.



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



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