

OFFERS OVER £170,000

124 Newbattle Abbey Crescent
Dalkeith, EH22 3LP

drummondmiller
Solicitors & Estate Agents



- Two-bedroom upper villa
- Living room and separate kitchen
- Two well-proportioned bedrooms
- Private garden space and garage
- Gas central heating & double glazing
- Ideal for downsizers, retirees, first-time buyers or professionals
- Close to local amenities
- EPC C

Description

An excellent opportunity to acquire a well-proportioned two-bedroom upper villa, ideally positioned within the popular residential setting of Newbattle Abbey Crescent.

This attractive property offers comfortable accommodation over one level and would make an ideal home for a first-time buyer, couple or downsizer, while also presenting an appealing investment opportunity.

The accommodation provides a welcoming lounge, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The property offers a good balance of living and bedroom space, with the potential for the new owner to add their own style and make the accommodation truly their own.

A major benefit of the property is the private garage, providing secure off-street parking as well as useful additional storage space, a particularly desirable feature.





Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

Garden and Parking

The property benefits from its own private garden and garage.

Location

Newbattle Abbey Crescent is a highly regarded area of Midlothian, combining a peaceful residential setting with excellent access to local amenities and transport links. The surrounding area offers a pleasant mix of established residential streets, attractive green spaces and countryside, while the historic Newbattle Abbey and its beautiful parkland are close by.

The nearby town of Dalkeith provides a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and schools. There are also excellent outdoor opportunities locally, with parks, woodland and countryside providing plenty of options for walking, cycling and enjoying the outdoors.

Valuation

The property has been valued at £175,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

The property has a C-rated Energy Performance Certificate and lies in Council Tax Band C.

Extras

The washing machine, cooker, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.





124 NEWBATTLE ABBEY CRESCENT, EDINBURGH, EH22 3LP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller

Solicitors & Estate Agents

Call us on **0131 229 3399** or
email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506
656 645

0131
663 9568

0131
229 3399

0141
332 0086

0131
665 3131

espc