










Offers Over  
**£210,000**

## 52 The Square

Newtongrange | Midlothian | EH22 4PX

Charming, this two-bedroom end terraced bungalow is pleasantly positioned within the popular Midlothian town of Newtongrange. Close to excellent day-to-day amenities and superb transport links, the property offers a fantastic opportunity for buyers seeking a home with scope to modernise and add their own personal touch, making it particularly appealing to those looking for a project with great potential.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Garage
-  EPC Band - C
-  Council Tax Band – C



## Description

The accommodation opens with an inviting entrance hallway, featuring a large cupboard with shelving and housing the boiler. There is also access to the attic via a Ramsay ladder, with the attic partially floored for useful additional storage. The lounge is a bright and airy bay-fronted room, providing an attractive and comfortable living space. The kitchen is well-appointed with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas. To the rear, the conservatory offers flexible use as a dining room or second reception space, with French doors opening directly onto the garden. There are two generously proportioned double bedrooms. The principal bedroom enjoys a rear outlook, twin windows, and integrated wardrobes with sliding doors. The second bedroom is front-facing and also benefits from integrated wardrobes with sliding doors. Both rooms offer ample space for freestanding furniture and a variety of layouts. The shower room is finished with full panelling and fitted with a corner shower cubicle featuring a rainfall shower, along with a heated towel rail.



Further benefits include gas central heating and double glazing.

## Gardens & Parking

Externally, the property benefits from gardens to the front, side and rear. The front and side gardens are mainly chipped with a pathway and mature shrubs, while the rear garden features a slabbed patio, large area of artificial turf, mature planting, and two sheds which are included in the sale. An outdoor tap at the side area adds further practicality. A single garage with electric door is accessed from the rear lane, with additional on-street parking also available.

## Extras

Selected fixtures and fittings, including; integrated fridge, and freezer, freestanding cooker, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





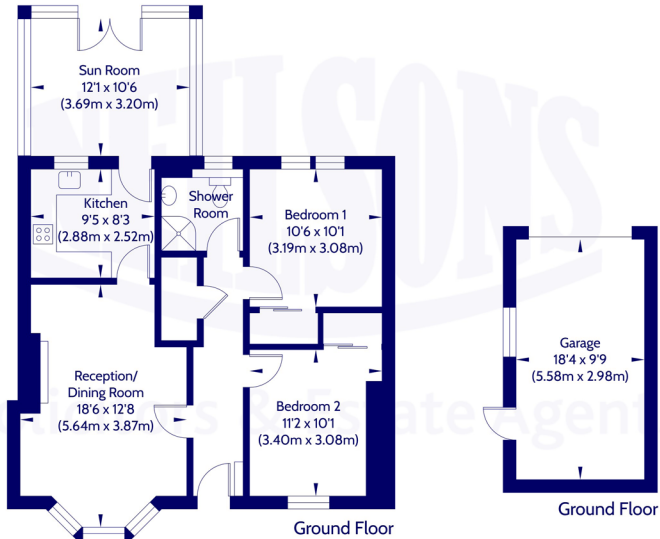
## Location

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 75 Sq M / 810 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

🌐 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

