



NEWTONGRANGE DENTAL PRACTICE



0131 654 2377

TO LET

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0131 654 2377

7a Station Road, DALKEITH, EH22 4NB



## Welcome

Welcome to 7a Station Road, Newtongrange - a beautifully refurbished two-bedroom upper villa in the heart of the town. Ideally positioned for transport, shopping, and schools, this turnkey property blends traditional charm with modern features and is perfect for first-time buyers and professional couples. Accessed via a communal door and beautifully kept stairwell serving just two properties, this gorgeous property benefits from double glazing, gas central heating, private garden grounds, and unrestricted on-street parking. Early viewing is highly recommended.

- Communal entrance door and well-kept stair well shared by just two flats
- Stunning refurbished property retaining charming original features
- Bright upper stair landing with roof copula
- Hallway with storage
- Bright, spacious, living room with ornate fireplace, cornice, ceiling rose, picture rail, dado rail, and built-in open display and storage unit
- Newly fitted dining kitchen, featuring a fantastic range of base and wall units with lighting, worktops with matching splashbacks, composite sink, integrated appliances, washing machine, and space for a dining table and chairs
- Family shower room with large double shower base, wc, sink, and heated towel radiator
- Bedroom one with ornate fireplace, cornice, and dado rail (includes bedroom furniture) with shower and sink
- Bedroom two with mirrored wardrobes
- Double glazing and gas central heating
- Private rear garden with patio area, lawn, and garden sheds
- Unrestricted on-street parking







## Newtongrange

Newtongrange is a thriving village situated in Midlothian, renowned for its rich mining heritage and welcoming community spirit. The area benefits from excellent local amenities, including shops, cafes, schools, and medical facilities, whilst regular bus and rail links provide swift access to both Edinburgh city centre and nearby towns. Residents enjoy a blend of historic charm and modern convenience, with attractions such as the National Mining Museum Scotland and scenic parks all close by. Ideal for families and professionals alike, Newtongrange offers a superb balance of countryside tranquillity and urban connectivity.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances washing machine, remaining bedroom furniture, and garden sheds. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.





# Get in touch

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 0131 240 3818

Property Hub:

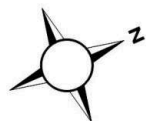
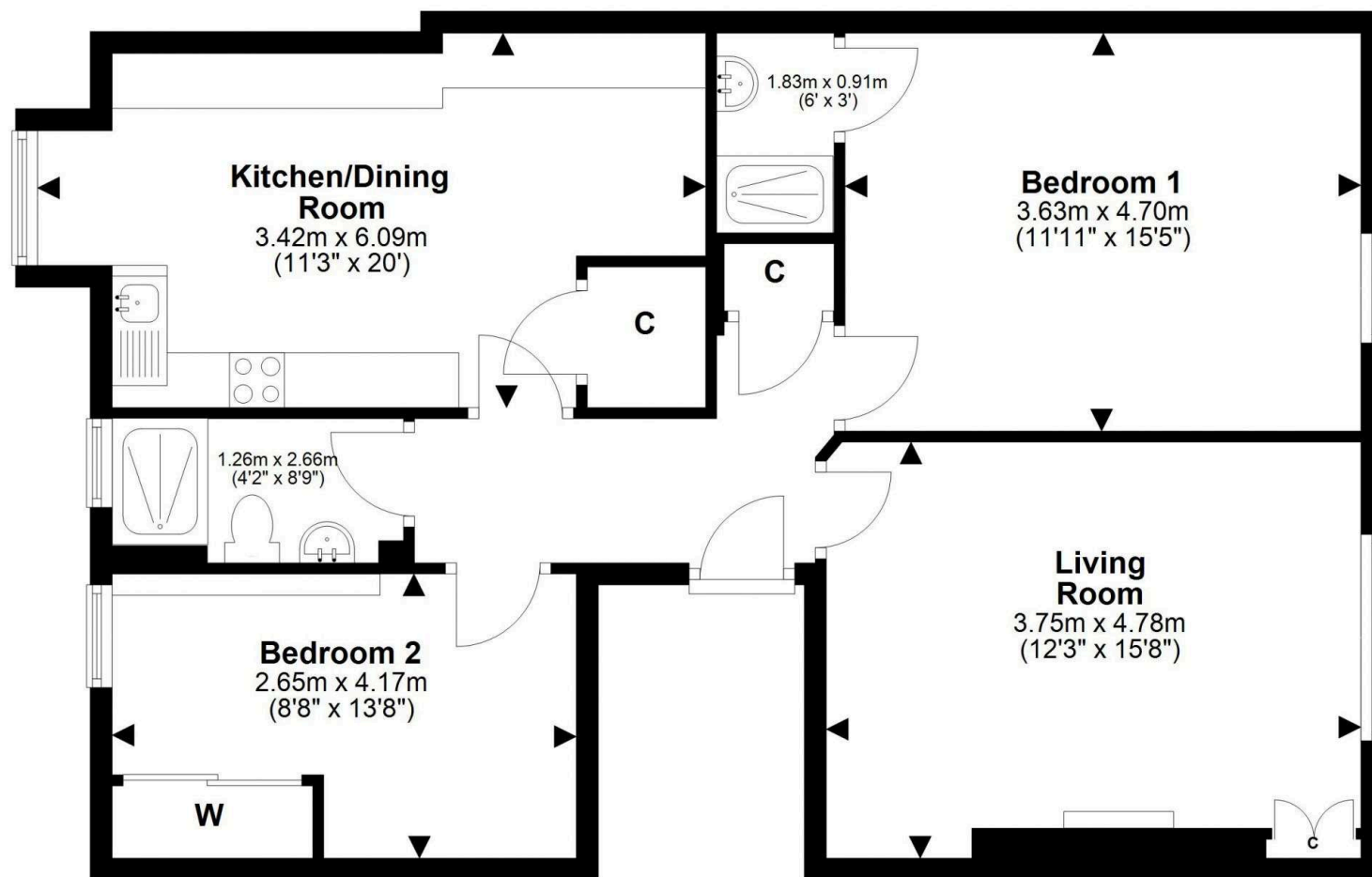
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.