



Solicitors & Estate Agents



2 McLean Walk

Newtongrange | Midlothian | EH22 4UE

An excellent opportunity has arisen to purchase this beautifully presented detached bungalow with generous sized private gardens and driveway, pleasantly situated within a quiet cul-de-sac setting within the popular village of Newtongrange, close to excellent local amenities and good transport links. The property is presented to the market in true move-in condition and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public Room
-  1 Shower Room
-  Driveway
-  Private Gardens to front & rear
-  EPC Rating – C
-  Council Tax Band – D



Description

Rarely available to the market the accommodation in brief comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining room, modern fitted kitchen, light and airy principal bedroom with fitted wardrobes, two further good sized bedrooms and contemporary shower room. Further benefits include gas central heating, double glazing and access to the loft providing additional storage.



Extras

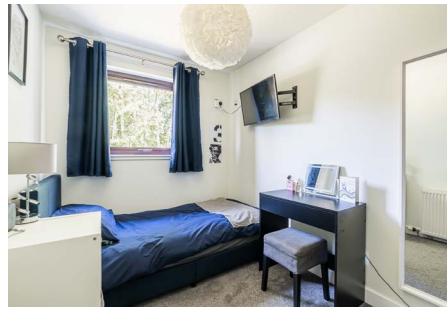
All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

Gardens & Driveway

A real feature of this property is the fully enclosed beautifully maintained private garden to the rear which offers a secluded peaceful space to enjoy outside dining/relaxing. A driveway to the side provides off-street parking and a further section of private garden is located to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

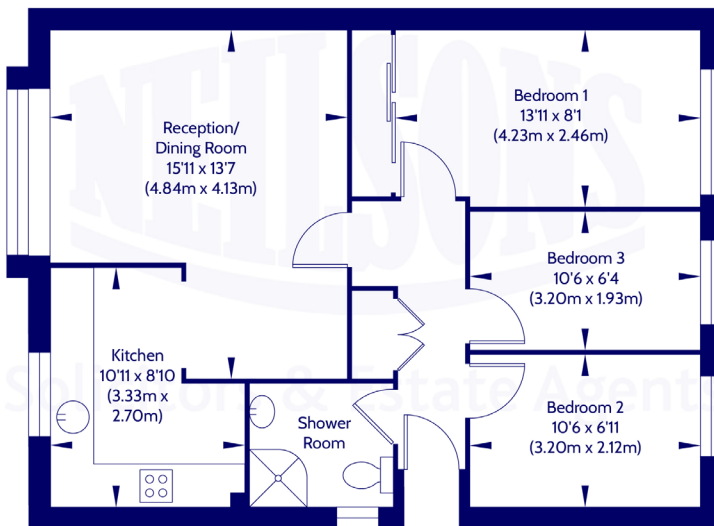
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walks. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter, 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 to Edinburgh City Centre and surrounding areas.





Approx. Gross Internal Floor Area 64 Sq M / 689 Sq Ft.

Ground Floor



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



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