



Solicitors & Estate Agents



Offers Over

£285,000

6 Main Street

Newton | West Lothian | EH52 6QF

This charming stone-built cottage is peacefully situated within the welcoming village of Newton, approximately 2.6 miles west of South Queensferry. Enjoying a delightful semi-rural setting, the property combines the tranquillity of countryside living with excellent connectivity, offering easy access to the Queensferry Crossing, the M9 motorway, and surrounding transport links, making it an ideal choice for commuters. To the rear, the cottage boasts beautiful open views across rolling countryside stretching towards the Firth of Forth, providing a wonderfully peaceful backdrop and a true sense of escape while remaining within easy reach of Edinburgh and the central belt.

 3 Bedrooms

 2 Public Rooms

 2 Bathrooms

 Private Parking

 Mature Rear Gardens

 EPC Rating – E

 Council Tax Band – D



Description

The property has been tastefully renovated, thoughtfully enhancing its period character while maximising the benefit of high ceilings on the ground floor. A welcoming vestibule leads into an inner hallway with storage and staircase to the upper level. The heart of the home is the impressive open-plan living space, featuring a generous reception area with wooden flooring, high ceilings and a multi-fuel stove. An open archway leads through to the kitchen and dining area, which is fitted with ample wall and base units, solid worktops, and provides direct access to the side and rear garden. On the ground floor there is a well-proportioned double bedroom with a decorative feature fireplace, along with a modern shower room fitted with a white two-piece suite and tiled cubicle housing a dual-headed shower. Upstairs, the accommodation continues with a double bedroom enjoying rear-facing views across the countryside towards the Firth of Forth, a spacious single bedroom flooded with natural light from two windows, and a stylish bathroom complete with a white three-piece suite, standalone roll-top bath and separate shower cubicle.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the mature, enclosed rear garden backs directly onto open countryside and features a patio area ideal for outdoor dining, along with a timber shed for storage and a summer house. Parking can also be found towards the rear of the property.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The charming village of Newton enjoys an elevated position with attractive views across the Firth of Forth towards Fife. Ideally located for commuters, the village lies close to the M90, Queensferry Crossing, and M9, providing excellent road links to Edinburgh, Fife, and central Scotland. Within Newton itself, there is a local petrol station with convenience store, as well as the award-winning gastro pub, The Fat Pheasant. For a wider range of amenities, neighbouring South Queensferry, just a short five-minute drive away, offers supermarkets, independent shops, cafés, and stylish bistros, along with well-regarded primary and secondary schooling. The surrounding area is rich in leisure opportunities, including a recreation centre with swimming pool, golf courses, a community centre, bowling green, and library. For those who enjoy the outdoors, the local countryside offers an abundance of scenic walks and cycle routes including the route from Newton to Winchburgh. The renowned Port Edgar Marina and Water Sports Centre also provides a hub for sailing and outdoor pursuits.



For those who enjoy the outdoors, the local countryside offers an abundance of scenic walks and cycle routes, with easy access to the historic estates of Hopetoun House and Dalmeny House, as well as routes extending to Blackness, the Dundas Estate, and the Union Canal. Edinburgh is easily accessible via the A90 by road or by rail from nearby Dalmeny station. The Queensferry Crossing connects to Fife and the north, while the M9 provides access westwards towards Glasgow and beyond. Edinburgh Airport



Approx. Gross Internal Floor Area 112 Sq M / 1207 Sq Ft.



Ground Floor

1st 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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 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

