



Solicitors & Estate Agents



Offers Over

£200,000

16 Suttieslea Crescent

Newtongrange | Midlothian | EH22 4AR

Pleasantly positioned within a quiet residential pocket of Newtongrange, within easy reach of many local amenities and transport links. The property shall undoubtedly appeal to the retirees or those looking to downsize, yet would also make a fantastic home for the professionals or small families alike. It should be noted that the property offers excellent development/extension potential (subject to the relevant permissions being obtained) and could be well suited to those with a vision to adapt and develop to their own personal specification.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking Bays
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

This charming home offers well-laid-out accommodation across a welcoming and bright interior. Entry is via a vestibule leading into a central hallway, which provides access to all principal rooms. The front-facing reception room is filled with natural light and features attractive hardwood flooring and neutral décor, creating a versatile space for relaxing or entertaining. The kitchen is fitted with a combination of white wall and base units, complemented by a mix of integrated and freestanding appliances, with tiling to splash areas for practicality. There are two generously proportioned double bedrooms, one to the rear enjoying a tranquil aspect and plush carpet flooring, and a second with an open aspect and carpeted flooring, both providing comfortable sleeping accommodation. The fully tiled bathroom features a contemporary three-piece suite alongside a separate shower cubicle, offering convenience and flexibility.



Extras

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

Gardens & Parking

Externally, the property benefits from an expansive front garden and an enclosed rear garden, both laid to lawn, with additional convenience provided by on-street parking bays.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

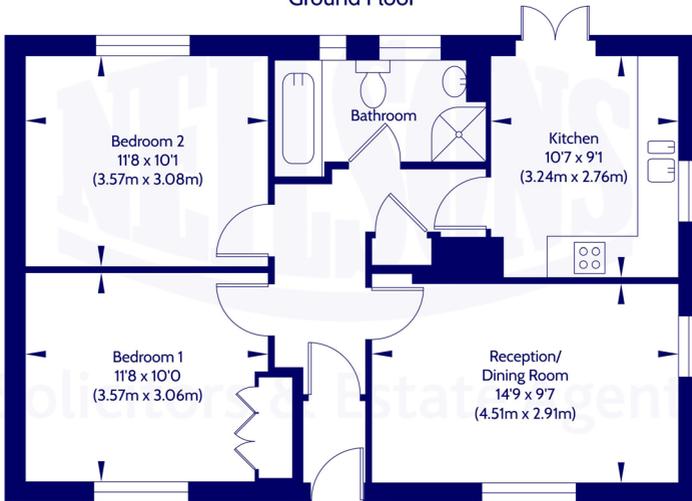
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive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





Approx. Gross Internal Floor Area 60 Sq M / 646 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.



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