

OFFERS OVER £255,000

## 6 Lingerwood Farm Cottages Newtongrange, EH22 4TW

**drummondmiller**  
Solicitors & Estate Agents



- 2-bed spacious end terrace stone-built cottage with views of the Pentland Hills
- Private rear garden
- Bright and spacious living room with stone fireplace
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- Located in a picturesque, semi-rural setting
- Unrestricted parking
- Contemporary Four Piece Bathroom
- Within walking distance to Newtongrange Train Station
- EPC C

### Description

Drummond Miller is delighted to present this rarely available two-bedroom end-terrace, stone-built cottage, set within a picturesque semi-rural location. Deceptively spacious, the property forms part of a charming row of six former farm cottages and enjoys wonderful views of the surrounding fields and trees towards the Pentland Hills and beyond.

The home has been carefully modernised and superbly extended, offering well-presented accommodation comprising an entrance hall, a comfortable lounge, and a fabulous, generously proportioned fitted kitchen/dining room. There is also a four piece bathroom on the ground floor.

Upstairs, the property offers two well-sized double bedrooms and a study. The attic is accessible via a Ramsey ladder, providing additional storage space.





### Central Heating and double glazing

The property benefits from gas central heating and double-glazing is fitted throughout.

### Garden and parking

The enclosed rear garden has been beautifully landscaped in a tiered design, featuring a paved patio, a mature cottage garden with organic fruit trees & vegetable patch, a sun room, and a stone-built storage house at the end of the garden. Together, these elements create an attractive and private outdoor space, ideal for relaxing and enjoying pleasant days.

The property also benefits from two parking spaces located directly in front of the cottage.

### Location

Newtongrange, a characterful former mining village, provides an excellent range of everyday shopping and local amenities. There is also a local swimming pool and leisure centre, community centre, library, local parklands and well-regarded schooling at all levels.

Dalkeith, a short distance away, offers all the amenities expected of a sizeable town, with a regular bus service connecting to Edinburgh and other local destinations. There is easy road access to the city bypass and motorway network, making this an excellent commuting choice, together with its own station on the Borders railway for easy commuting into the heart of Edinburgh.

### Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at 265,000, and a link to the Home Report is available from the ESPC website.

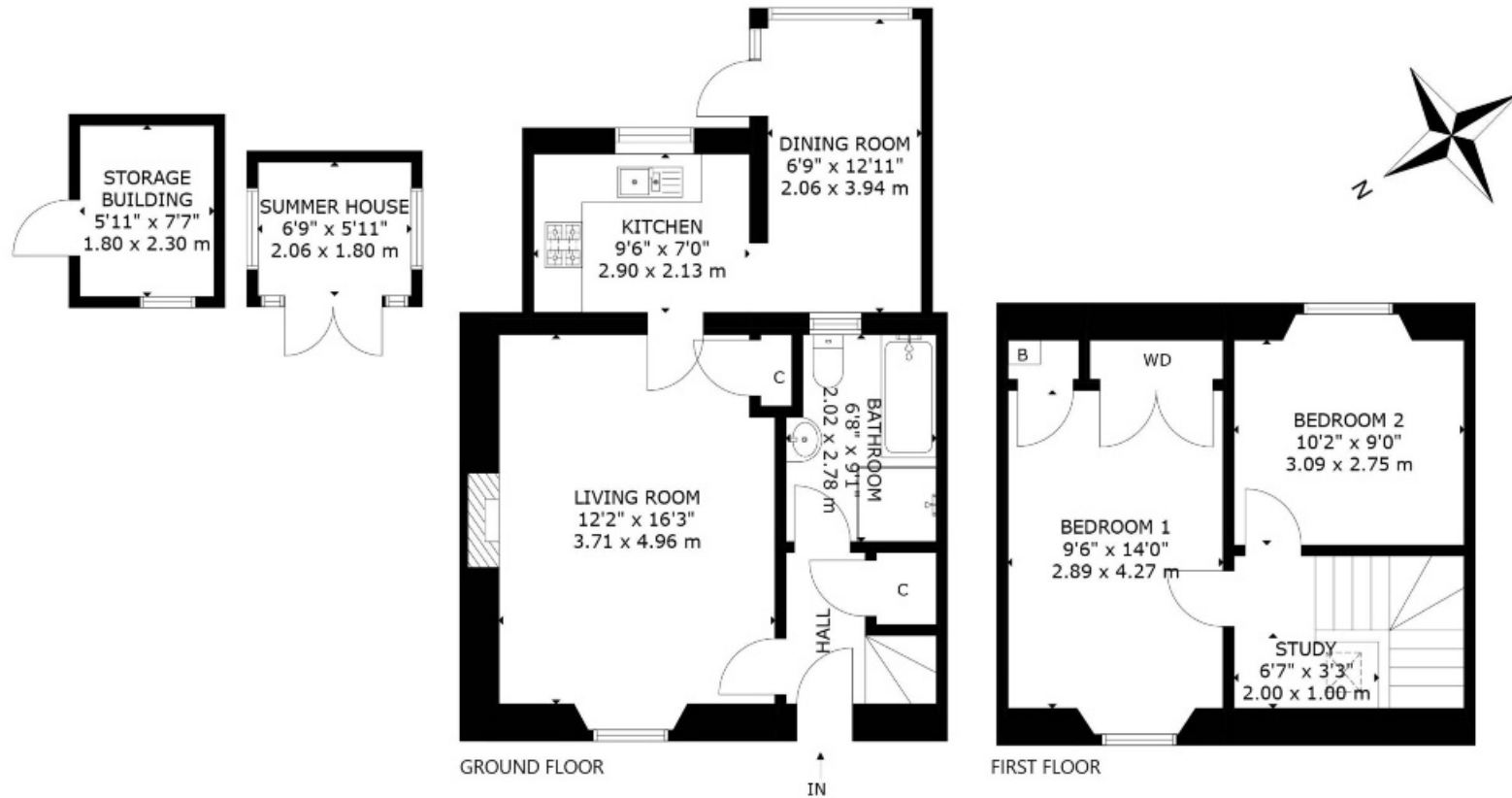
### Viewing

By appointment with the Agent, telephone 0131 229 3399.

### Extras

Included in the sale are the integrated kitchen appliances, washing machine, fridge freezer, microwave, window blinds/voiles and the Summer House. No warranties are given in respect of the appliances.





6 LINGERWOOD FARM COTTAGES, NEWTONGRANGE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 825 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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