



17
Jenks Loan
Newtongrange
EH22 4DD



Set on a quiet, idyllic cul-de-sac moments from the train station and open countryside is this immaculately presented detached house with private gardens and double garage. Spanning over 1494 square feet this sizeable property would make an ideal family home in a highly sought-after established location.

The accommodation comprises a welcoming entrance hallway with WC off, bright dual aspect sitting room with feature fireplace and double doors to conservatory, Impressive open plan kitchen/ dining room with feature bay window offering views over the enclosed family friendly rear garden and a useful utility room off. The downstairs is completed by an ample sized front facing study which would be perfect for a home office, playroom or as a 5th bedroom, if required.

Following up a wide staircase the upper level boasts a generously sized master bedroom with double built in wardrobes a refitted en-suite with shower over bath, three further well-proportioned bedrooms (two with built in wardrobes) and the home is completed by a stylish refitted shower room.

Externally, the fully enclosed rear garden is laid to lawn with two tier patio area perfect for al fresco dining, an area of decking and is enclosed by mature planting. A useful side patio provides pedestrian access to the double garage and driveway.

Newtongrange is a thriving community, and the property lies approximately ten miles southeast of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange making this the ideal commuter location.

EPC Band- D

Council Tax Band- F



5



3



2







LAUNDRY ROOM
(The room)

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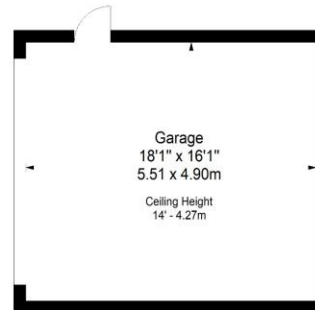
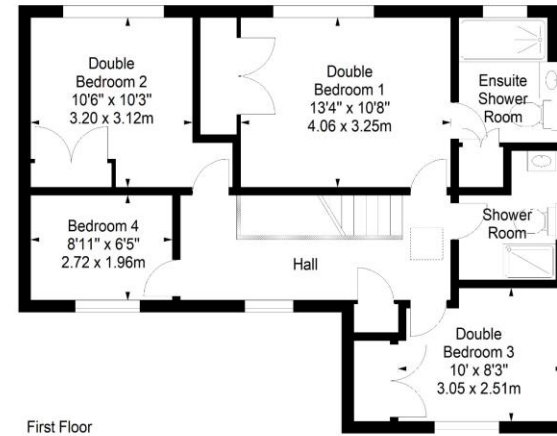
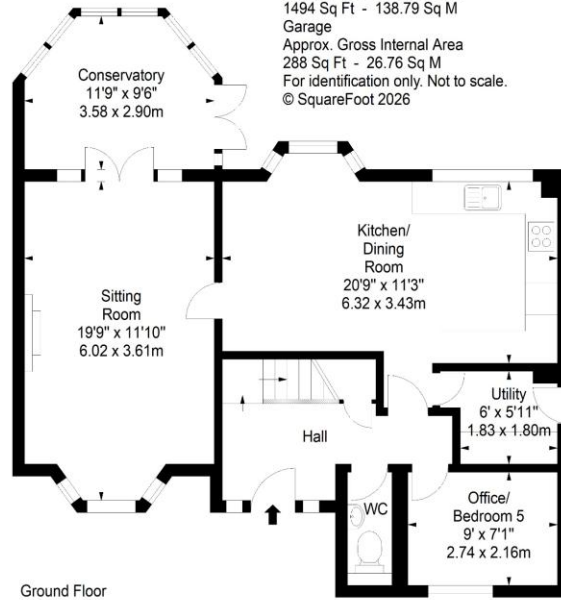


Jenks Loan,
Newtongrange,
Dalkeith,
Midlothian, EH22 4DD



Approx. Gross Internal Area
1494 Sq Ft - 138.79 Sq M
Garage

Approx. Gross Internal Area
288 Sq Ft - 26.76 Sq M
For identification only. Not to scale.
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