









Offers Over  
**£225,000**

## 8 Main Street

Newton | West Lothian | EH52 6QF

This charming stone-built cottage is set within the friendly village of Newton, approximately 2.6 miles west of South Queensferry, and benefits from excellent access to the Queensferry Crossing and the M9, making it an ideal choice for commuters. To the rear, the property enjoys peaceful open views across rolling countryside towards the Firth of Forth, offering a tranquil and attractive setting.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Mature Rear Gardens
-  EPC Rating – E
-  Council Tax Band - C



## Description

The accommodation is well presented and thoughtfully arranged, beginning with a welcoming hallway leading through the home. The reception room features neutral décor, a decorative ceiling rose and a log burning stove, creating a warm and inviting living space. The kitchen is positioned to the rear and is well equipped with ample wall and base units, butcher block wooden worktops, an integrated oven and hob, and space for freestanding white goods.

To the front of the property are two well-proportioned double bedrooms, providing comfortable and flexible accommodation. The bathroom is fitted with a white three-piece suite, with an electric shower over the bath. A floored attic offers the potential for conversion subject to the necessary planning permissions. The property further benefits from double glazing with additional secondary glazing to the front of the property.



## Extras

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

## Gardens and parking

Externally, the property boasts a mature rear garden backing directly onto open countryside. A summerhouse with power and lighting offers excellent potential for use as a home office, studio or hobby space and there is a large garden shed. A private lane leads to a shared car park to the rear of the cottage which is rented from Hopetoun Estate at a monthly cost of £20 per property for two cars.

## 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. The renowned Port Edgar Marina and Water Sports Centre also provides a hub for sailing and outdoor pursuits.

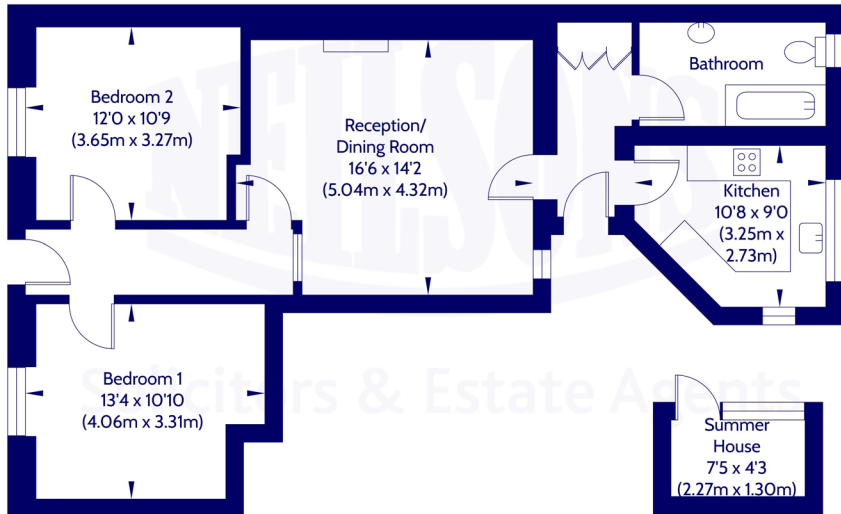
For those who enjoy the outdoors, the local countryside offers an abundance of scenic walks and cycle routes including the route from Newton to Winchburgh, and there is easy access to the historic estates of Hopetoun House and Dalmeny House, as well as routes extending to Blackness, the Dundas Estate, 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 is also conveniently located within a short drive, making Newton an ideal base for both commuters and those seeking a balance between village life and city accessibility.





Approx. Gross Internal Floor Area 70 Sq M / 757 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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- [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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