



17 Newton Village
DALKEITH | EH22 1SN


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Beautifully presented two-bedroom lower flat boasting front and rear garden, situated in Newton Village just outside Edinburgh.

This charming apartment has been tastefully decorated to a high standard throughout and is offered to the market in move in condition. The living/dining room is of a good size and provides a great space for relaxing or entertaining guests. The separate modern kitchen is well appointed, and from here access is provided to the rear garden which boasts a patio area for enjoying the summer sun, as well as a workshop/shed.

Both bedrooms are well-sized doubles, with both rooms benefitting from integral wardrobe storage, and a modern shower room with WC completes the internal accommodation.

Offering immense appeal to a range of buyers including first-time purchasers, young families and those looking to downsize, early viewing is essential to appreciate everything that this outstanding home has to offer.

- Two-bed lower flat
- Popular location
- Living/dining room
- Kitchen
- Two double bedrooms
- Modern shower room with WC
- Front & rear garden
- Rear Driveway
- Garage

Energy Rating D, Council Tax C

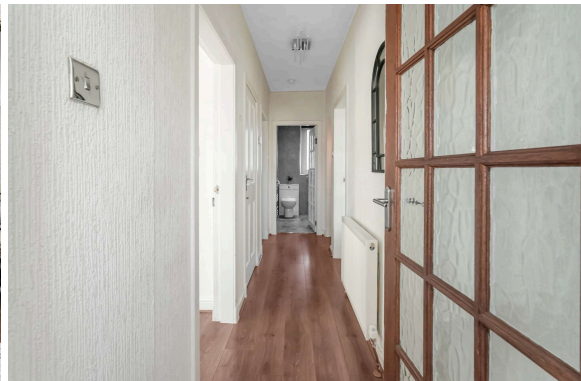
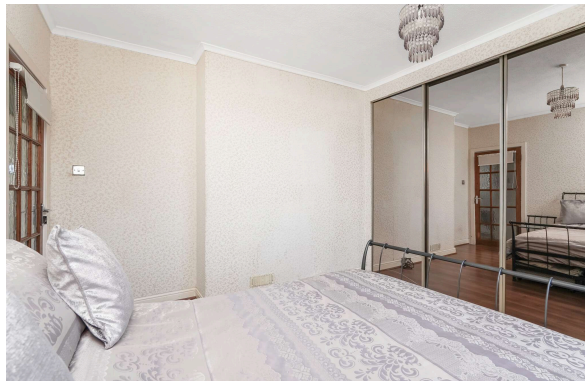
All fixtures, fittings, integrated appliances, fridge/freezer, washing machine and dishwasher are included in the sale.

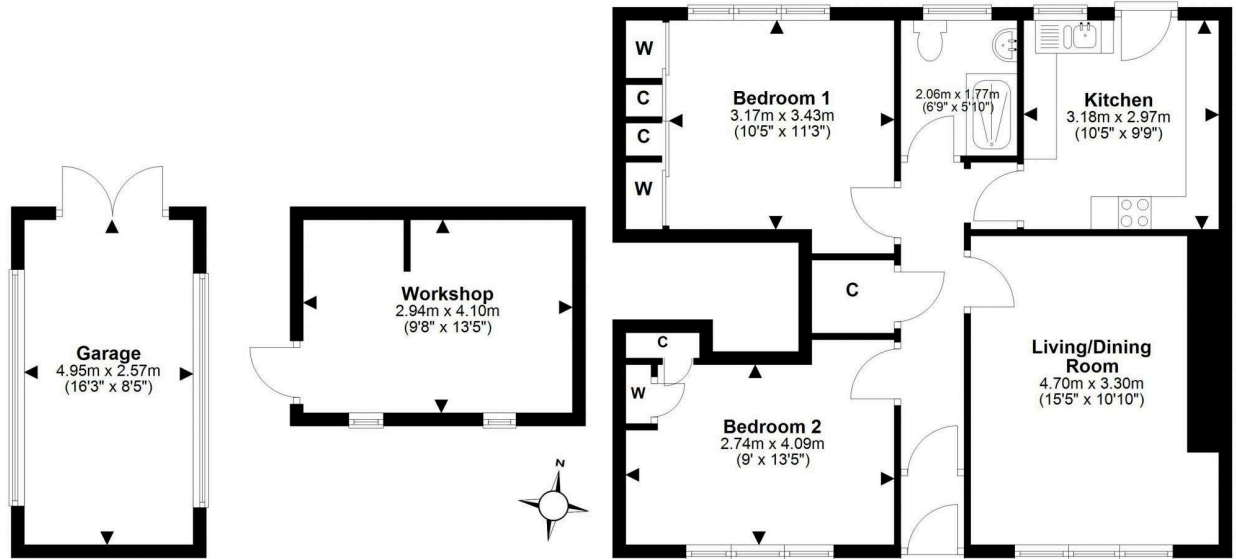


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Ground Floor