



25 Victoria Road, Newtongrange, EH22 4NN



## Welcome

Welcome to 25 Victoria Road, an immaculately maintained and generously sized three-bedroom detached bungalow situated in a highly desirable residential area of Newtongrange, Midlothian. The property offers convenient access to local amenities and is within walking distance of Newtongrange train station. In addition to the standard accommodation, a conservatory has been thoughtfully added to the rear. Outside, enjoy manicured gardens, whilst a four-car driveway provides ample off-street parking and access to a detached garage. The surroundings feature communal garden areas and green spaces, enhancing the appeal of this location. Viewing is recommended to fully appreciate the quality and setting of this property.

- Superb location in a highly regarded residential estate
- Entrance hallway with loft access and ample built-in storage
- Spacious living and dining room with dual aspect windows and gas fire
- Fitted kitchen with a range of base and wall units, gas hob, oven, extractor, and remaining white goods
- Conservatory featuring a solid roof, light and power
- Principle bedroom with rear facing window, and built-in mirrored wardrobes
- Bedroom two with front facing window, currently used as an additional dining area
- Bedroom three with window to the side, and built-in mirrored wardrobes
- Family bathroom with electric shower over the bath and shower screen, wc and sink with vanity unit, wall mirror and shaver socket
- Gas central heating with Hive controller and double glazing
- Private mature landscaped garden grounds to the front, side, and rear
- Monoblock driveway for several cars
- Detached garage with light and power, whilst a pitched roof provides overhead storage
- Additional ample on street parking
- Beautiful well-kept communal garden ground areas







## Newtongrange

Newtongrange, situated in Midlothian, is a thriving village with a rich mining heritage. It offers a blend of traditional charm and modern amenities, making it highly sought after by families and professionals alike. Residents benefit from excellent transport links to Edinburgh, including a nearby railway station, as well as convenient access to local schools, shops, and leisure facilities. The area is renowned for its welcoming community spirit and picturesque surroundings, with plenty of green spaces and recreational opportunities close by.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds, integrated appliances, and remaining free standing white goods (excluding the fridge freezer). Other items may be available by negotiation. All integrated appliances, free-standing white goods, and any movable items included in the sale are not warranted by the seller and are deemed sold as seen.



# Get in touch

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 0131 240 3818

Property Hub:

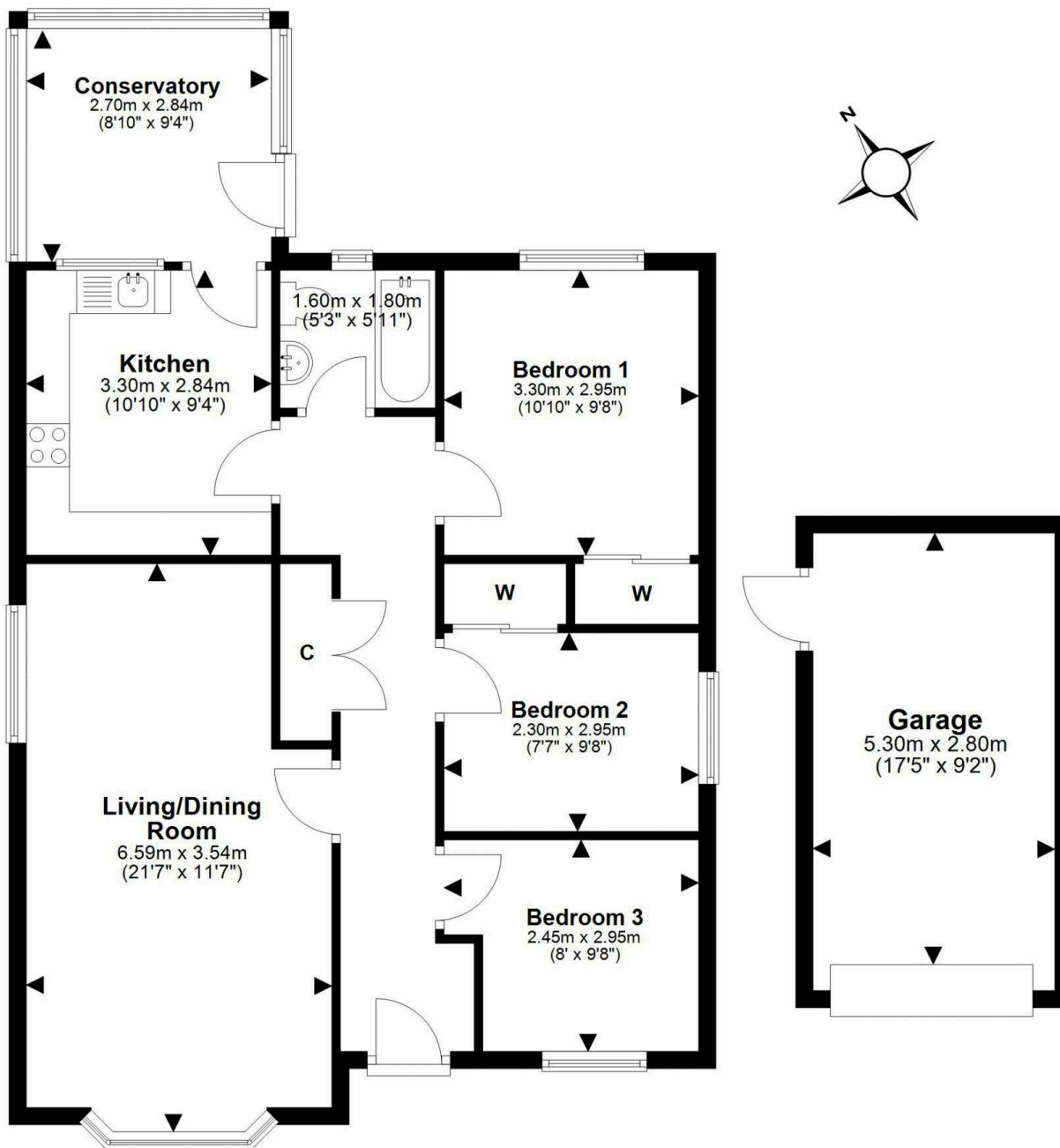
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.