



Solicitors & Estate Agents



Offers Over

£240,000

6 Wester Suttieslea Terrace

Newtongrange | Midlothian | EH22 4FG

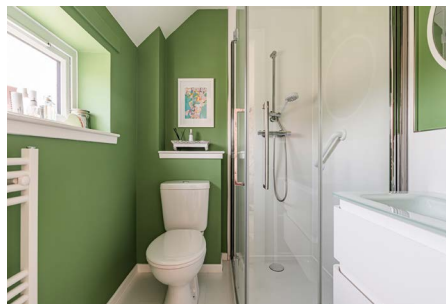
This impressive end-terraced villa with private gardens and off-street parking to the rear, forms part of an established modern development in the popular village of Newtongrange close to many local amenities, transport links and reputable schooling. In move-in condition the property benefits from generous sized rooms and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Off-street Parking
-  Private Garden
-  EPC Rating – B
-  Council Tax Band – C



Description

The ground floor comprises a welcoming entrance hallway with downstairs WC, generously proportioned and bright reception room, modern fitted kitchen/dining with ample storage space and doors providing direct access to the rear garden. Upstairs the light and airy principal bedroom has fitted wardrobes and en-suite shower room, complemented by two further well proportioned bedrooms and a modern family bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



Extras

Included in the sale will be all fitted floor coverings and elegant wooden shutters, integrated/freestanding appliances in the kitchen and the custom fitted entertainment and storage unit within the reception room.

Gardens & Driveway

To the front, the property features a neat area of private garden. The rear boasts a well maintained private garden mainly laid to lawn framed by plants with an area of patio. The garden also benefits from a practical storage shed and discreet area suitable for clothes drying. Convenient off-street parking is provided by a driveway positioned to the rear

Viewing

Please contact Neilsons on 0131 625 2222.





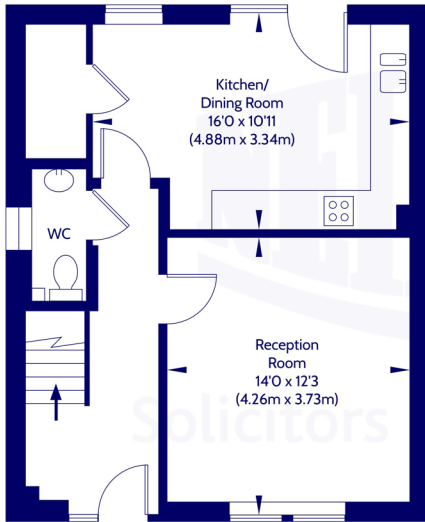
Location

The increasingly popular village of Newtongrange offers a vibrant community feel combined with local convenience shopping and a primary school. The area boasts excellent recreational facilities, including the local leisure centre, bowling club, library, lovely parkland and scenic walks. Everyday needs are easily met by the Co-Operative supermarket with the larger Tesco supermarket just a short drive away. A further comprehensive range of amenities, dining and shopping are available in neighbouring Dalkeith and Bonnyrigg. For commuters, the city bypass is quickly accessible linking to major motorway networks. Furthermore, Newtongrange train station is within comfortable walking distance, alongside a regular bus service providing direct routes straight into Edinburgh city centre and surrounding areas.

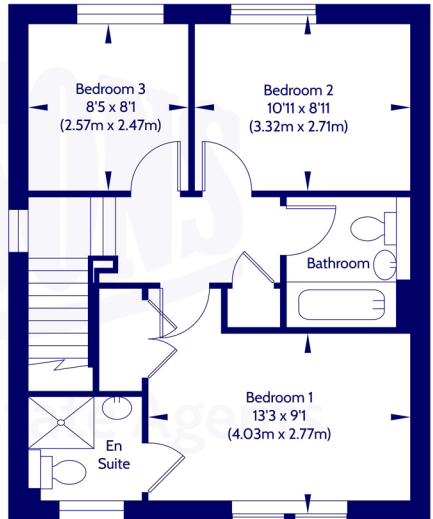




Approx. Gross Internal Floor Area 88 Sq M / 945 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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