



39 Newton Village  
DALKEITH | EH22 1SN

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this beautifully maintained and tastefully decorated two-bedroom flat, now available for sale. This impressive property offers two generously sized double bedrooms, both featuring built-in wardrobes and an abundance of natural light, creating a bright and welcoming atmosphere throughout. The accommodation is further enhanced by a spacious, newly refurbished bathroom, finished to a high standard, and a well-appointed, recently upgraded kitchen designed with both style and functionality in mind.

The kitchen provides excellent storage and enjoys direct access to a charming private garden—an ideal setting for al fresco dining, weekend entertaining, or simply relaxing with a morning coffee. The separate reception room is equally inviting, with large windows that flood the space with natural light while offering pleasant views over the garden. Situated within a friendly and well-connected community, the property benefits from close proximity to excellent transport links, a variety of local amenities, and attractive green spaces, perfectly balancing convenience with a sense of calm.

- Further benefits include a private driveway and both front and rear gardens, adding to the overall appeal of this exceptional home.
- Two spacious double bedrooms with built-in wardrobes
- Newly refurbished, high-quality bathroom
- Modern, recently upgraded kitchen with garden access
- Bright separate reception room with garden views
- Private front and rear gardens, ideal for outdoor living
- Driveway and private parking space to rear of the property plus excellent access to transport, amenities, and green space.

Extras included in this sale will be curtains, blinds, light fittings, stand alone electric fire, and freestanding oven. - There is no factor associated with this property.

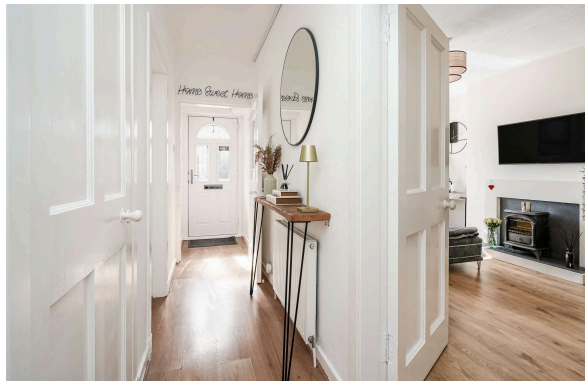
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

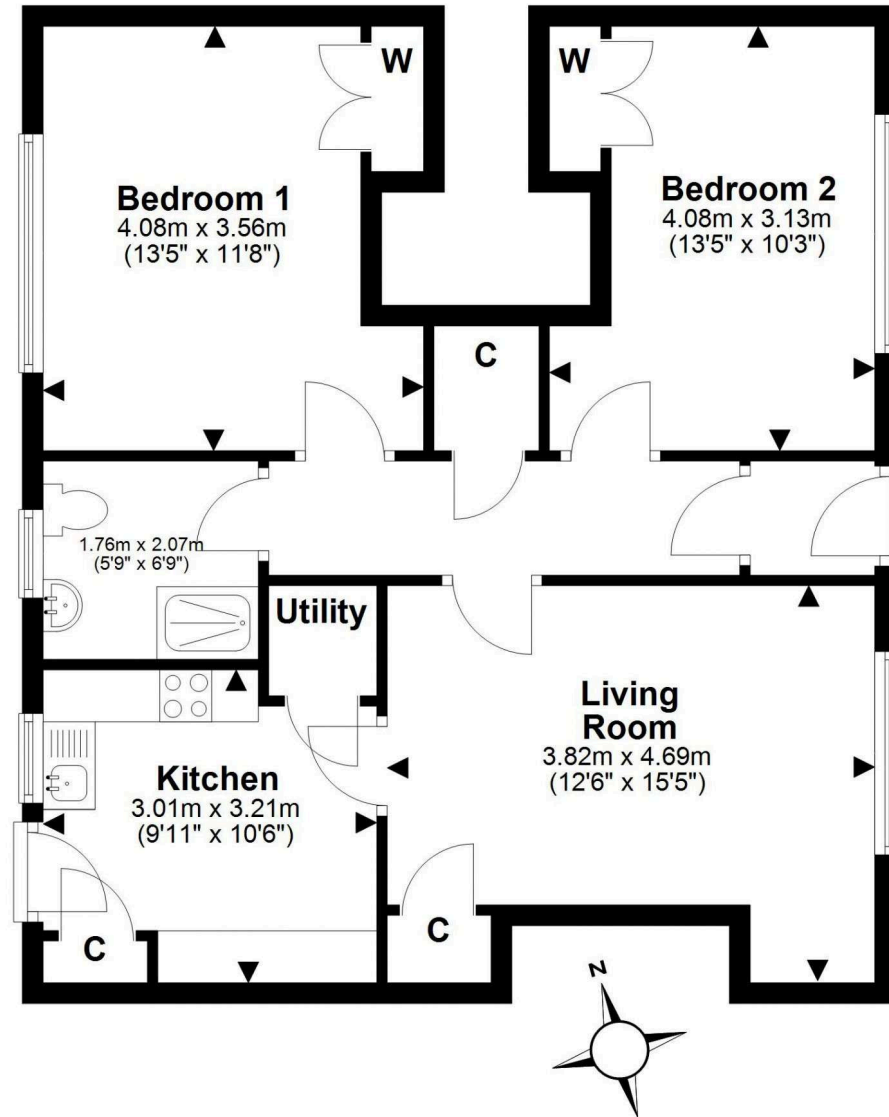




Dalkeith is a popular Midlothian Town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town complemented by the usual, banking and post office services. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including the Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible. Close proximity to Shawfair and Danderhall. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Shawfair.

Energy rating D, Council tax band C





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.