

46 Newton Village

DALKEITH, MIDLOTHIAN, EH22 1SN



*THREE BED MAIN DOOR FLAT
WITH GARAGE*



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We are delighted to bring to your attention this three-bedroom main door flat in the small community of Newton Village in Midlothian on the outskirts of Edinburgh. The property forms part of a circle of similar 1930s properties that overlook a village green. The area has seen significant development in recent years with the nearby Shawfair development set to bring a new town centre, schools and a David Lloyd health club.

Internally, the property enjoys generous proportions with a large living room, modern kitchen and bathroom, two large double bedrooms, and a third single bedroom. The property also enjoys gas central heating, double glazing, a detached garage (6.36m x 3.29m) that has been converted into a gym, and a productive garden with BBQ and a private seating area.

The property has plans drawn up and a building warrant in place for a substantial loft conversion.

The Lounge



The Kitchen





Bedroom 1





Bedroom 2

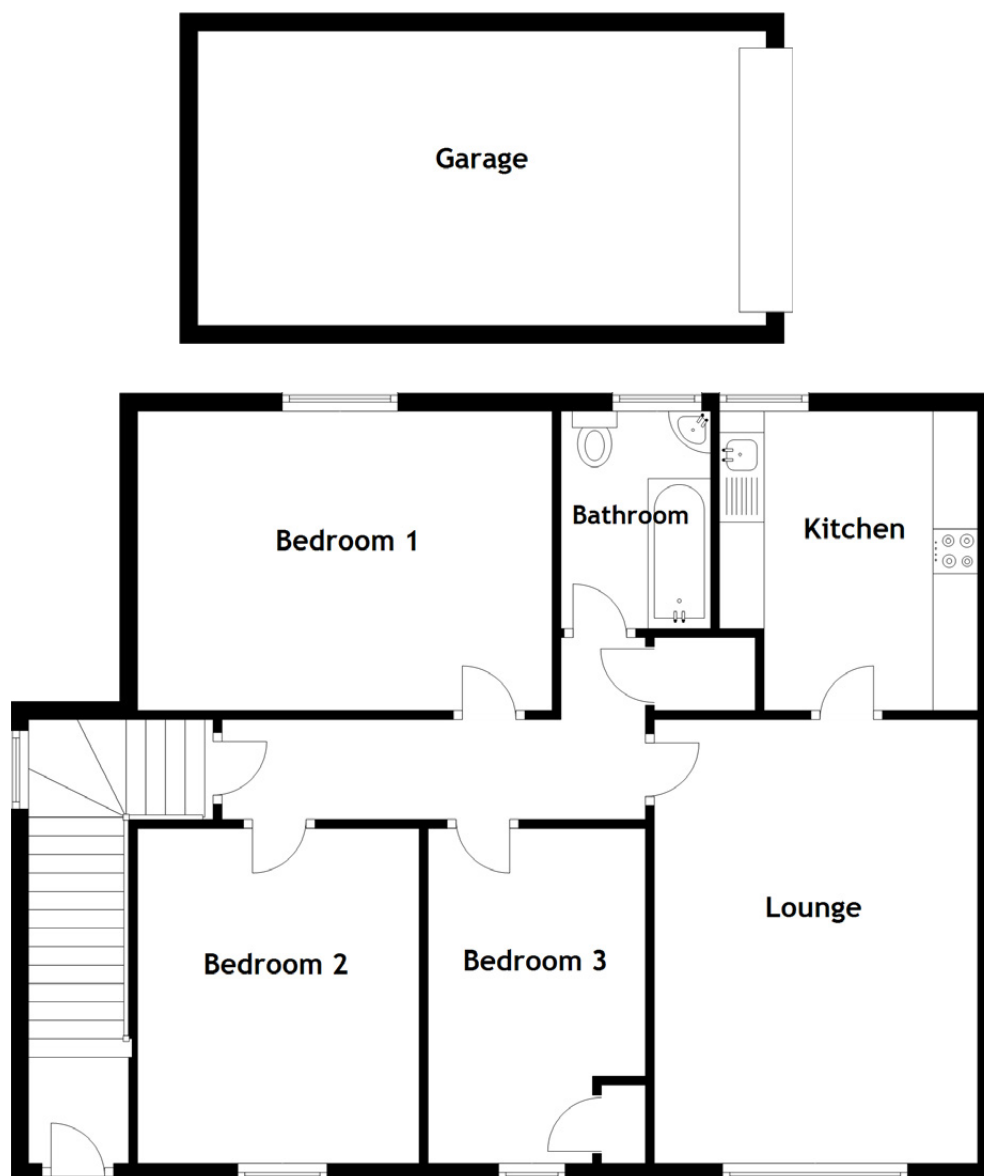




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.96m (16'3") x 3.62m (11'11")
Kitchen	3.35m (11') x 2.89m (9'6")
Bedroom 1	4.64m (15'3") x 3.35m (11')
Bedroom 2	3.75m (12'4") x 3.15m (10'4")
Bedroom 3	3.75m (12'4") x 2.43m (8')
Bathroom	2.43m (8') x 1.67m (5'6")
Garage	6.36m (20'10") x 3.29m (10'9")

Gross internal floor area (m²): 83m²

EPC Rating: D









Village Green

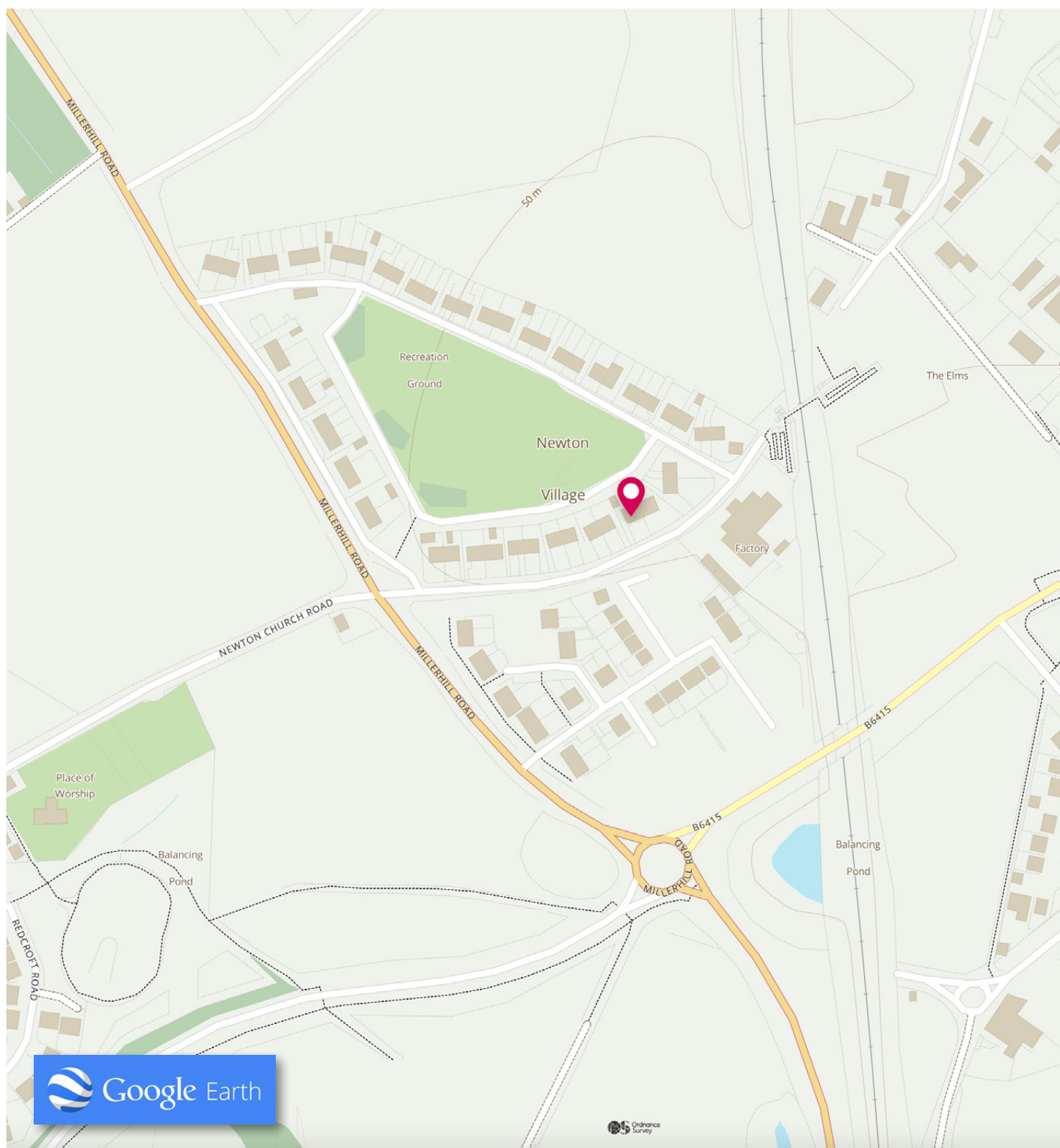




The small hamlet of Newton Village is situated near Danderhall on the boundary of the City of Edinburgh. Shawfair Railway Station is a few minutes walk from the village with Shawfair Park and Ride also nearby.

Local amenities such as a medical practice, library, supermarket, restaurant, and community centre can be found in Danderhall with shopping and recreational facilities available at nearby Fort Kinnaird Retail Park, Musselburgh, Dalkeith, Cameron Toll, and Edinburgh itself. Education from nursery to college is provided in the area. The Royal Infirmary of Edinburgh is around 10 minutes away.

The Location



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Exchange
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