



Offers Over

**£290,000**

## 27 Victoria Road

Newtongrange | Midlothian | EH22 4NN

This well presented detached villa with sizeable private gardens and driveway is pleasantly positioned within an established modern estate in Newtongrange, enjoying a quiet cul-de-sac setting yet convenient for access to excellent commuting links, amenities and reputable schooling.

-  3 Bedrooms
-  2 Public room
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



## Description

Offered to the market in true move-in condition, this lovely, extended home which boasts incredible views to the Pentland Hills, shall undoubtedly appeal to the professional and families alike and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the sizeable accommodation comprises entrance hallway with useful two-piece WC apartment off. There is a delightful 29' bay windowed lounge/diningroom, dividing naturally into sitting and dining areas with French doors leading to the conservatory, where lovely views over the rear garden can be enjoyed. The stylish, recently upgraded kitchen, which provides further access to the rear garden, is fitted with a range of sleek grey wall and base units with complementary oak worktops incorporating the sink unit and built in Smeg gas hob with hood above and Smeg electric oven below. Completing the downstairs accommodation is the sizeable third bedroom. A carpeted staircase leads to the upper floor with open landing, ideal space for study or additional furniture. There are two generously proportioned 16' double bedrooms both benefiting from built-in wardrobes and the family bathroom comprises of a stylish three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler, double glazing, insulated attic and burglar alarm with full control panel.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Smeg hob/oven and hood, washing machine and Smeg fridge freezer.

## Gardens and driveway

There are private gardens to the front, side and rear of the property with driveway to side providing off-street parking. The fully enclosed rear garden is a lovely secluded space, mainly laid to lawn with two paved patios and a summerhouse.

## Viewing

By appointment with Neilsons on 0131 625 2222.



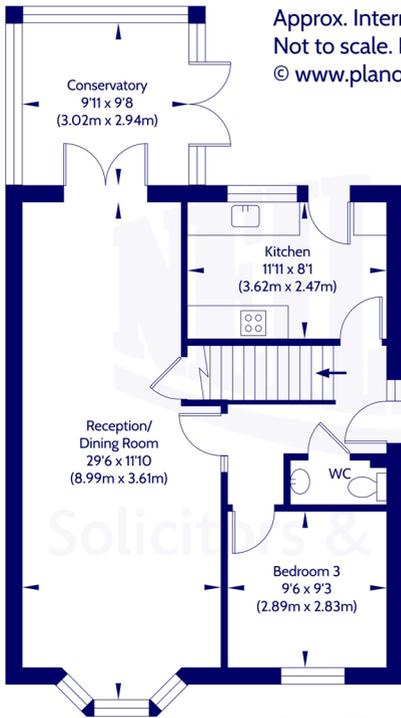


## Location

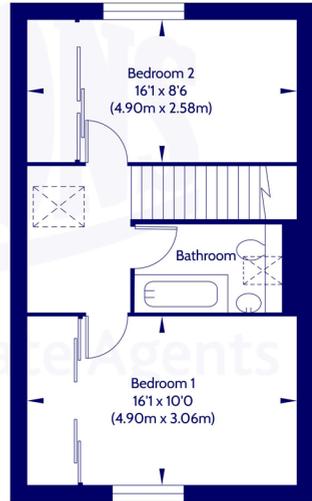
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating nearby to Edinburgh City Centre and surrounding areas.



Approx. Internal Area 107.12 Sq M / 1153 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



First Floor

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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

