



156 Newbattle Abbey Crescent

Newbattle, Dalkeith, EH22 3LR

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Summary

Situated on a quiet cul-de-sac in the village of Newbattle, this rarely available semi-detached house is a large five-bedroom residence which offers a semi-rural lifestyle close to the Midlothian countryside, just 30 minutes by car from Edinburgh city centre. It also provides bright and spacious accommodation, including a generous living and dining room with garden access, a WC, and a four-piece bathroom. The south-facing property further boasts ample private parking and a fully-enclosed rear garden that has a sweeping lawn, patio areas, and mature planting.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a wine fridge, and a fridge/freezer to be included in the sale.

Features

- Large semi-detached house
- Situated in the village of Newbattle
- Vestibule and hall with storage and a WC
- Large, dual-aspect living and dining room
- Well-appointed breakfasting kitchen
- Four double bedrooms with storage
- Versatile single bedroom
- 4pc bathroom with shower cubicle
- Neatly kept front and rear gardens
- Double driveway and integral garage
- Gas central heating and double glazing
- EPC Rating - C





Rarely available
semi-detached house with
five-bedrooms







Double driveway, integral garage
and neatly kept front and
rear gardens

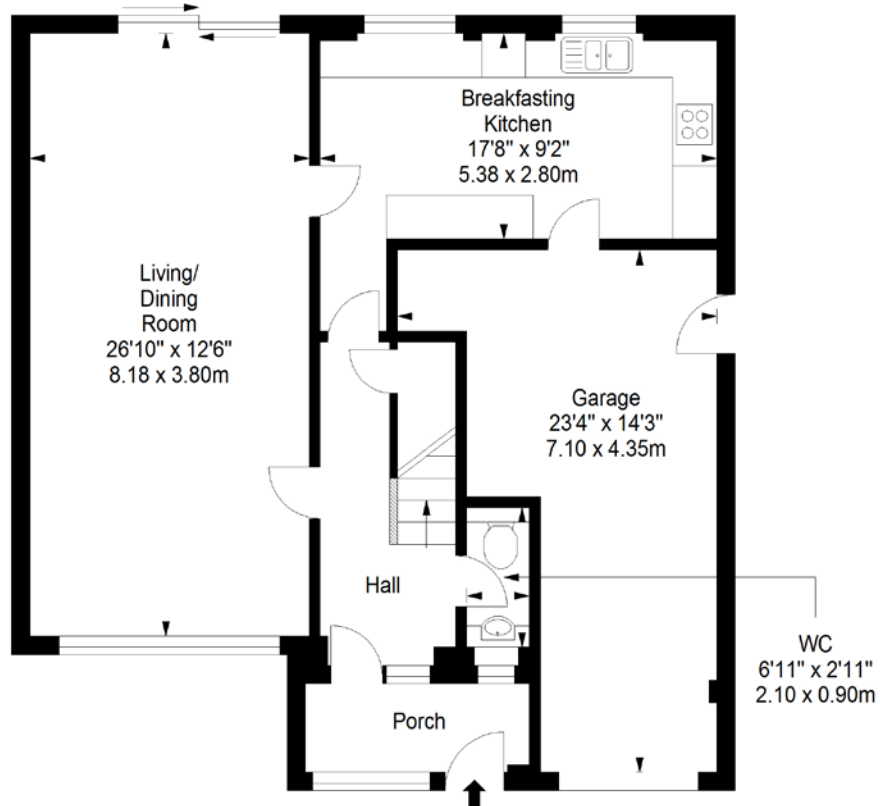




Floorplan

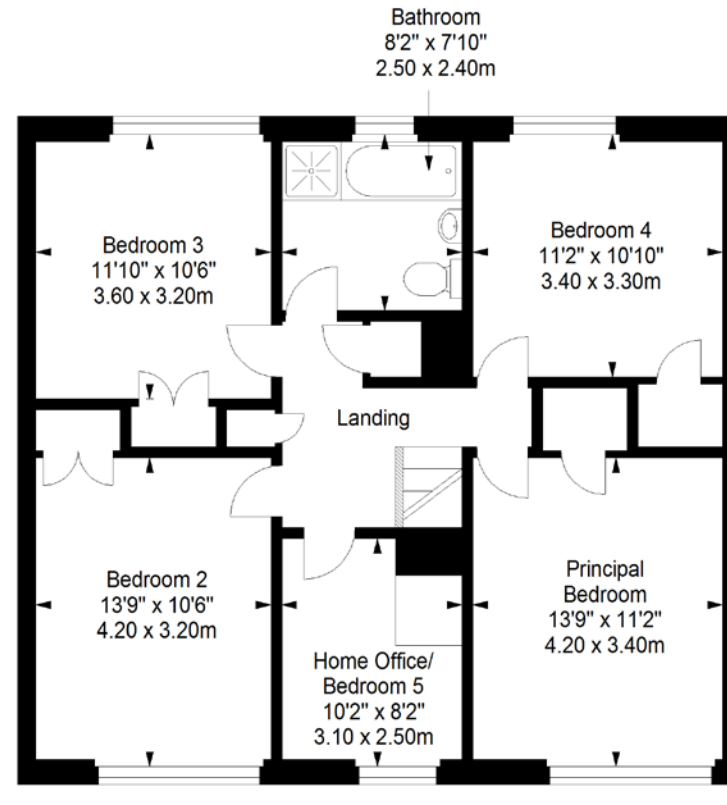
Ground Floor

Approx. 86.6 sq. metres (932.2 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



Total area: approx. 166.2 sq. metres (1789.0 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

