







## Welcome

Welcome to 3 Victoria Road, an immaculately maintained and generously sized two-bedroom detached bungalow situated in a highly desirable residential area of Newtongrange, Midlothian. The property offers convenient access to local amenities and is within walking distance of Newtongrange train station. In addition to the standard accommodation, a conservatory has been thoughtfully added to the rear. Outside, enjoy landscaped manicured gardens, whilst a Monoblock driveway provides ample off-street parking for multiple vehicles and access to a detached garage. The surroundings feature communal garden areas and green spaces, enhancing the appeal of this location. Viewing is recommended to fully appreciate the quality and setting of this property.

- Superb location on the outskirts of the village
- Entrance hallway with loft access and storage
- Bay windowed lounge with electric fire and fire surround
- Modern fitted dining kitchen with gas hob, oven, extractor, and integrated fridge freezer
- Conservatory/garden room, dwarf wall, featuring a solid roof with downlights
- Bedroom one with dual aspect windows and built-in fitted wardrobes
- Bedroom two with store cupboard and fitted wardrobes
- Family shower room with walk-in shower, wc and sink with vanity unit, and a heated towel radiator
- Gas central heating and double glazing
- Alarm system
- Private mature landscaped garden grounds to the front, side, and rear
- Monoblock driveway for several cars
- Detached garage with electric door, light and power, whilst a pitched roof provides overhead storage
- Additional ample on street parking
- Beautiful well-kept communal garden ground areas











## Newtongrange

Newtongrange, situated in Midlothian, is a thriving village with a rich mining heritage. It offers a blend of traditional charm and modern amenities, making it highly sought after by families and professionals alike. Residents benefit from excellent transport links to Edinburgh, including a nearby railway station, as well as convenient access to local schools, shops, and leisure facilities. The area is renowned for its welcoming community spirit and picturesque surroundings, with plenty of green spaces and recreational opportunities close by.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds, integrated appliances, remaining free standing white goods, garden shed and greenhouse. Other items may be available by negotiation. All integrated appliances, free-standing white goods, and any movable items included in the sale are not warranted by the seller and are deemed sold as seen.









# Get in touch

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EH22 1JB

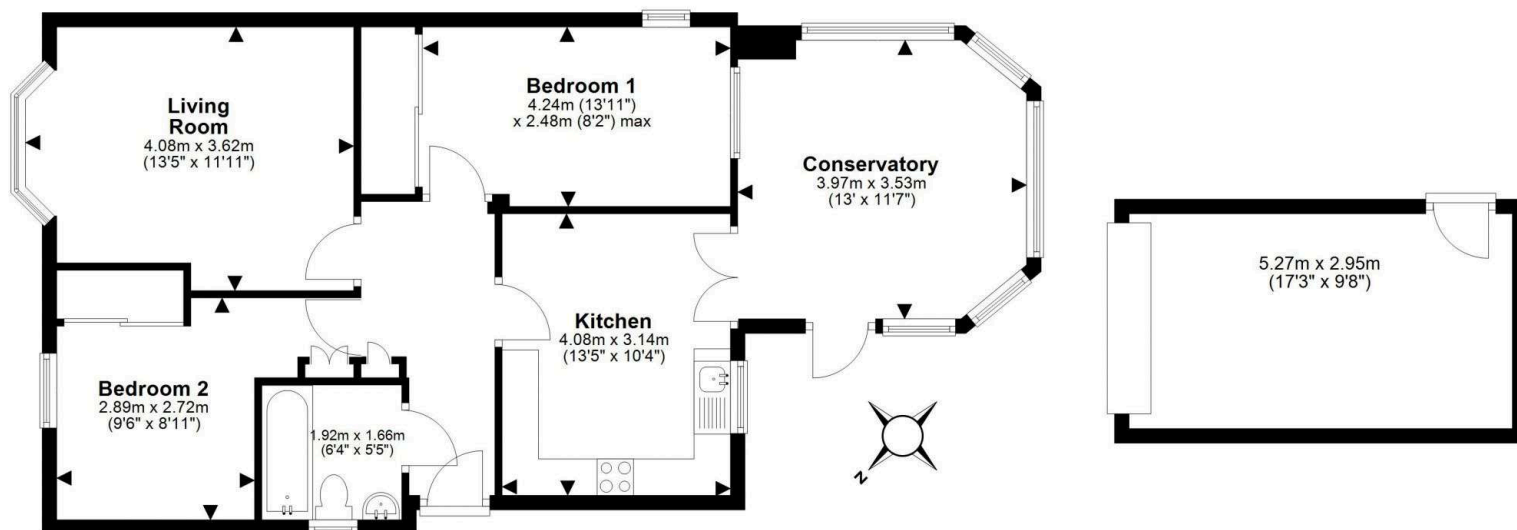
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.