

OFFERS OVER £340,000

130 Newbattle Abbey Crescent

drummondmiller
Solicitors & Estate Agents



- Extended 1970s three-bedroom semi-detached home
- Bright and welcoming living room
- Modern fitted kitchen with open-plan dining and family lounge area
- Ground floor shower room for added convenience
- Separate utility room
- Three well-proportioned bedrooms upstairs
- Garage providing additional storage space
- EPC Band C

Description

This beautifully extended 1970s three-bedroom semi-detached home offers generous, well-balanced living space ideal for modern family life.

The property welcomes you with a bright and inviting living room, perfect for relaxing or entertaining. To the rear, a contemporary fitted kitchen flows seamlessly into a spacious dining and family lounge area, creating a sociable open-plan hub at the heart of the home. A convenient ground floor shower room and separate utility room add to the practicality.

Upstairs, there are three well-proportioned bedrooms along with a stylish family bathroom, providing comfortable accommodation for growing families or those needing flexible space.

Externally, the home benefits from private front and rear garden areas, ideal for outdoor dining, play, or gardening, as well as a garage offering additional storage or parking.

A fantastic opportunity to acquire a spacious and versatile home in a sought-after residential setting.





Central Heating and Double Glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There private front and back garden space and a garage.

Location

Newbattle Abbey Crescent is a well-established and highly regarded residential address set within the desirable Midlothian area of Dalkeith, on the edge of Eskbank.

The street forms part of a cul-de-sac development, offering a peaceful, family-friendly setting with a strong sense of community. Originally laid out along the historic axis of the grounds of Newbattle Abbey, the area retains a distinctive leafy character, with mature trees, landscaped surroundings and attractive open green spaces nearby. Perfectly positioned for commuters, the area lies approximately seven miles from Edinburgh city centre and benefits from excellent transport links, including nearby rail services providing quick and convenient access into the capital in around 20 minutes.

Residents enjoy easy access to a range of local amenities in Dalkeith and Eskbank, including shops, supermarkets, schooling and leisure facilities, while the surrounding Midlothian countryside and the scenic River South Esk offer an abundance of walking and outdoor pursuits right on the doorstep. Combining a semi-rural feel with excellent connectivity. Newbattle Abbey Crescent offers an ideal balance for those seeking a quieter lifestyle without compromising on convenience.



Extras

The sale price includes, light fittings, carpets and floor coverings.

Home Report

The property has been valued by surveyors at £350,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399.



130 NEWBATTLE ABBEY CRESCENT, DALKEITH, MIDLOTHIAN, EH22 3LP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,363 SQ FT / 127 SQ M
GARAGE 82 SQ FT / 8 SQ M, SHED 98 SQ FT / 9 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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