



10 New Star Bank
Dalkeith, EH22 4NT

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting/Dining Room
- Kitchen
- Four Bedrooms
- En-Suite Shower Room
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Integral Garage
- EPC Rating - C



Forming part of a quiet, established modern residential development, this lovely, light and airy detached villa is situated within the small Midlothian village of Newtongrange. Local day-to-day amenities can be found within the village, with Newtongrange Primary School and the train station just a short walk from the property. Further specialised shopping can be found in nearby Bonnyrigg and Eskbank, with the City Bypass easily accessible, providing excellent links to both the north and south.

Presented in move-in condition, the accommodation would make an ideal family home and comprises a welcoming entrance hallway, attractive dual-aspect sitting/dining room with patio doors leading to the rear garden, modern breakfasting kitchen and downstairs WC. Upstairs, there is a delightful principal bedroom with built-in wardrobes and en-suite shower room, three further good-sized bedrooms and a separate shower room.

The property benefits from well-maintained private gardens to the front and a fully enclosed rear garden with a decked seating area, providing an ideal space for outdoor entertaining. A driveway provides off-street parking and leads to the single integral garage. A Type 2 EV charger, located externally on the left-hand side of the garage, is also included in the sale. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, dishwasher, washing machine, tumble-dryer, oven, hob, hood and fridge-freezer. All items included in the sale are sold as seen, with no warranty provided.





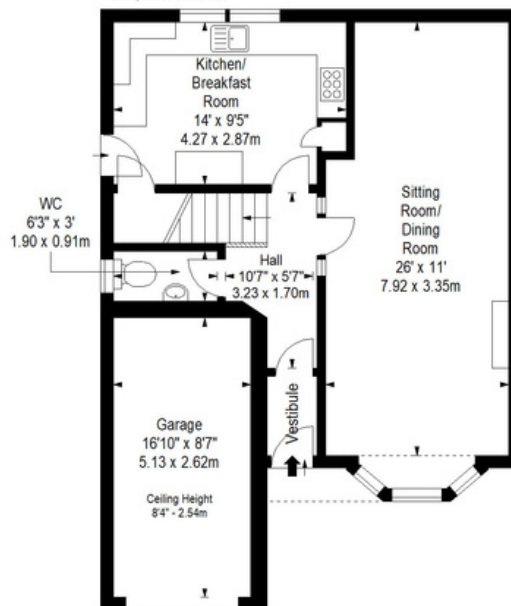
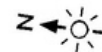
**New Star Bank,
Newtongrange,
Dalkeith,
Midlothian, EH22 4NT**



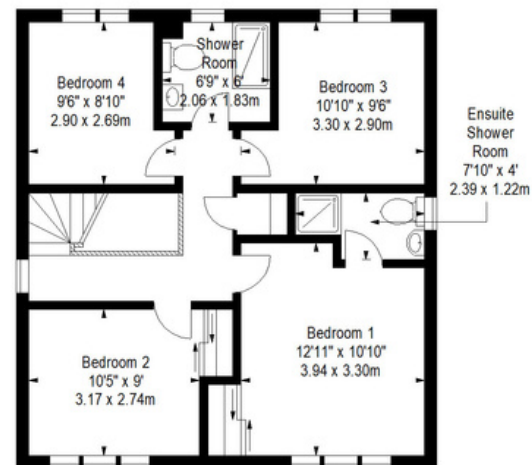
Approx. Gross Internal Area
1162 Sq Ft - 107.95 Sq M
Garage

Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk