



**7 Colliery Crescent, Newtongrange,
Offers Over £279,999**



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A beautifully presented and spacious three-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac in the popular village of Newtongrange. This property offers modern family living with high-quality finishes, a stunning landscaped garden, and excellent transport links, making it perfectly suited for commuters and growing families alike.

The ground floor features real hardwood flooring throughout (excluding the kitchen), professionally sanded and re-varnished, and a contemporary minimalist media wall that enhances the stylish living space. To the rear, a bright extension with two skylights and French doors floods the home with natural light and provides seamless access to the garden—ideal for both relaxing and entertaining.

The kitchen is a well-maintained, modern IKEA installation offering practicality and ample storage.



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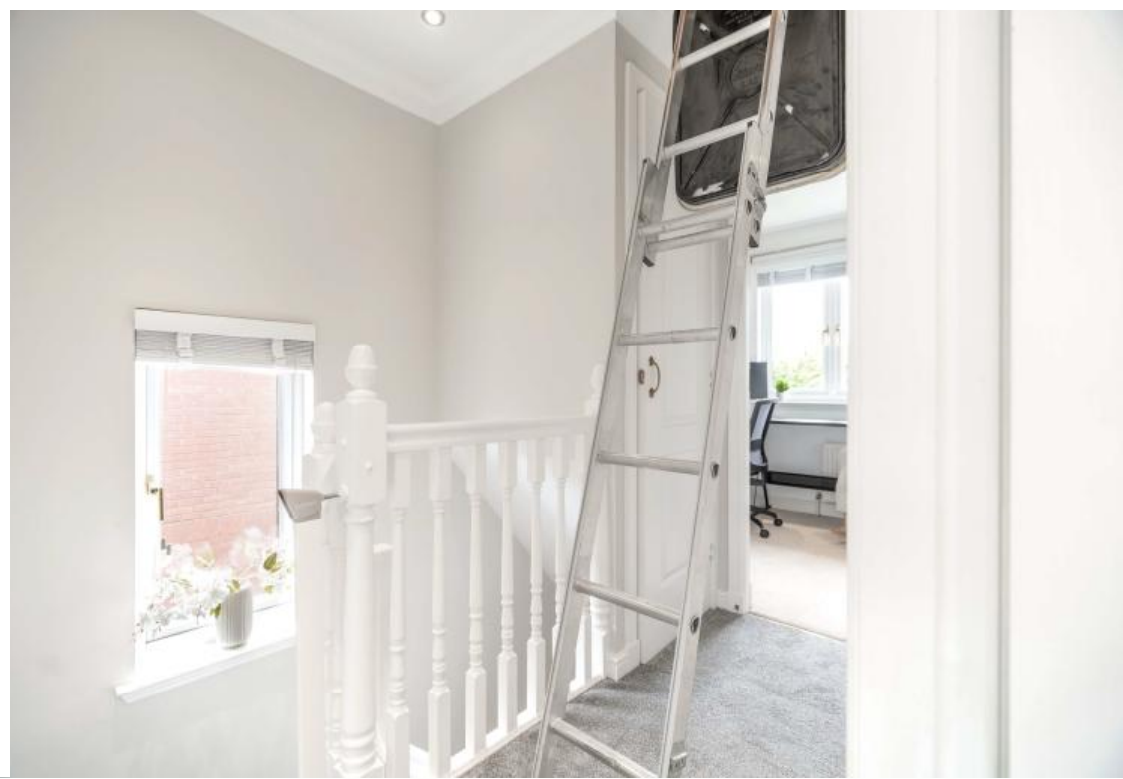


Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with a modern ensuite shower room. Bedroom two benefits from a bespoke fitted wardrobe, while the main family bathroom has been recently upgraded with a freestanding bath and floor-mounted tap, creating a luxurious feel.



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Externally, the fully landscaped garden represents a significant investment, featuring premium porcelain tiling, artificial lawn, and integrated lighting. The garden enjoys sun from morning through to early evening and includes a powered shed with double doors, perfect for storage, hobbies, or workshop use. Additional features include a side access gate and outdoor tap.

The property further benefits from a shared driveway with space for two cars, ample visitor parking, gas central heating, a newly upgraded fuse board (18th edition), and a fully floored attic with Ramsay ladder access for excellent additional storage.

Energy efficiency is a standout feature, with a 6.1 kWp solar PV system and 5 kW battery storage. The home is enrolled in a Smart Export Guarantee scheme, allowing surplus electricity to be sold back to the grid—helping to significantly reduce or even eliminate electricity bills.

Situated within walking distance of local amenities, including shops, a pharmacy, and leisure facilities, the property is also approximately a 10–15 minute walk to the local primary school. Commuters will appreciate the 7-minute walk to the Borders Railway (Tweedbank line) and easy access to multiple bus routes (29, X29, 48, X95, N3), all within a 2-minute walk.

Additional features include Sky and Virgin Media connectivity, satellite dish, and Venetian wooden blinds fitted throughout (excluding bathrooms).

This is a truly impressive home offering space, style, and efficiency in a highly convenient location—early viewing is highly recommended.



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7 Colliery Crescent
Newtongrange, Dalkeith EH22 4AH, UK

Approx. Gross Internal Area:
1001.04 Sq Ft (93 Sq M)

For identification purposes only. Not to scale.



Ground Floor



1st Floor

Newtongrange is a village in Midlothian, located a few miles south of Edinburgh, with a strong heritage rooted in Scotland's coal mining industry. The village grew around the former Lady Victoria Colliery, which is now preserved as the National Mining Museum Scotland, a major local landmark that showcases the area's industrial past. Today, Newtongrange is a residential community that blends history with modern living, benefiting from good transport links such as the Borders Railway, which connects it easily to Edinburgh. Despite its development, the village retains a close-knit feel, with local amenities, schools, and green spaces contributing to its appeal.

Get in touch



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Misrepresentations

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