



2 Newlandrig

Gorebridge, Midlothian, EH23 4NS

Galbraith

Beautiful small holding within commuting distance of Edinburgh City Centre



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- Flexible accommodation throughout
- Well maintained garden and paddock
- Excellent schooling available locally
- Rural yet commutable to major towns and cities
- Outbuilding with excellent storage



SITUATION

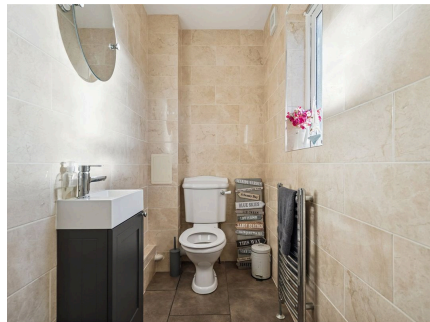
Newlandrig, lies just to the east of the A7 about 2 miles east of Gorebridge. Newlandrig is a delightful small community on the border of Vogrie Country Park set in unspoilt countryside. There are several primary schools, a medical centre and good local shops in Gorebridge. The larger centres of Dalkeith and Straiton provide more extensive shopping and commercial facilities.

The A68 and A7 allow quick access to the Edinburgh by-pass, airport and the city centre. There are regular bus services from the village to Edinburgh and Gorebridge Train Station has a regular service to Edinburgh.

The area is renowned for its year round leisure amenities. These include numerous golf courses, hill walking in the Pentlands, sailing on the Forth Estuary and skiing at Hillend.

DESCRIPTION

2 Newlandrig is immaculately presented and has been finished to a very high standard, the property is spread across two levels with three bedrooms upstairs and one downstairs. The current owners have fitted a log burning stove in the dining area to make a warm entertaining space. The farmhouse style kitchen is very in keeping with the rural surroundings, with notable features like the rangemaster and dual farmhouse sink. Thoughtfully the downstairs bedroom has an ensuite which makes the home suitable even when the stairs become difficult.



ACCOMMODATION

Ground Floor: Living Room, Dining Area, Kitchen, W.C, Utility, Bedroom Four, Ensuite

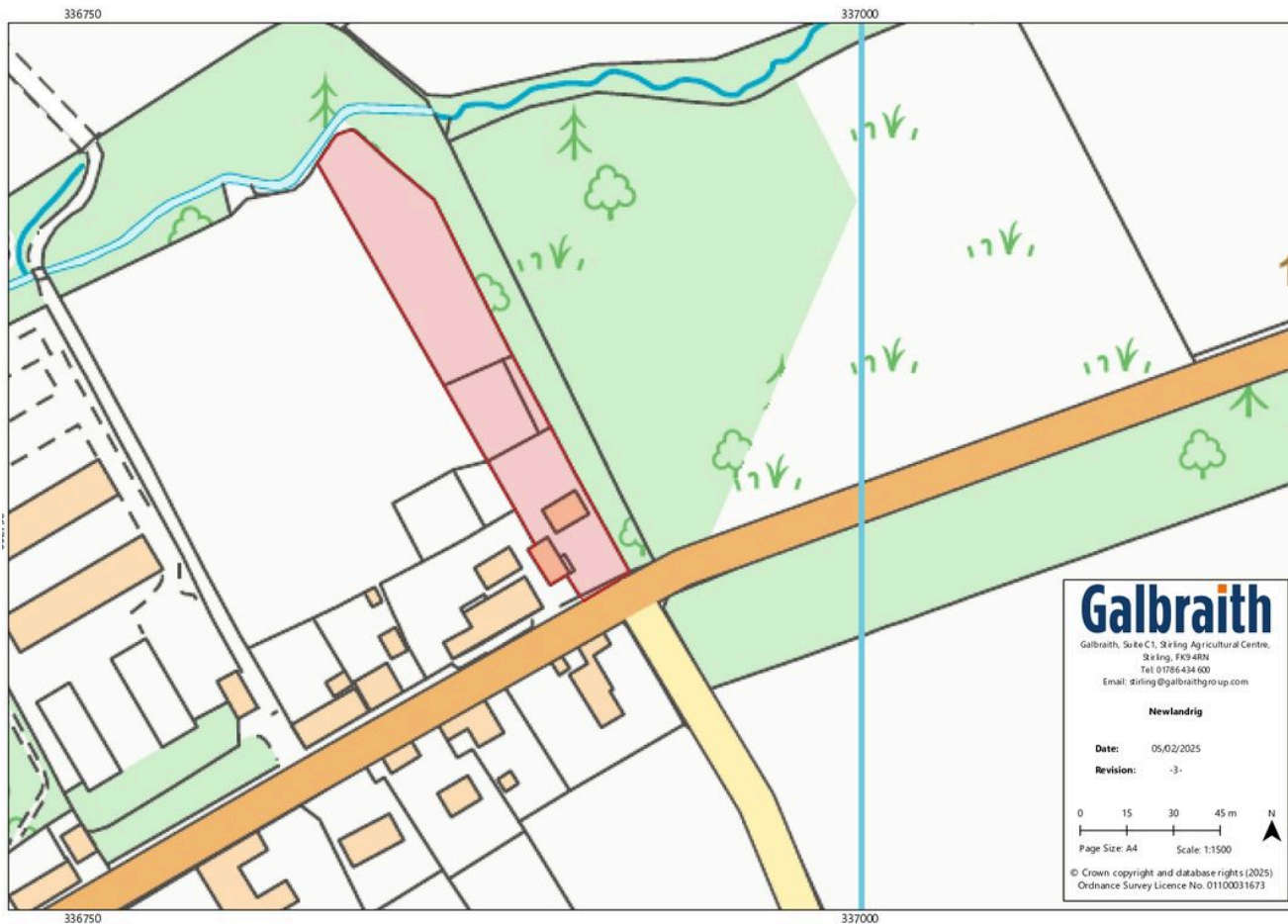
First Floor: Bedroom One, Bedroom Two, Bedroom Three, Bathroom

GARDEN (AND GROUNDS)

The gardens are well maintained with a large area of decking for outdoor entertaining. If you are a keen gardener there are raised beds, a polytunnel, and a large outbuilding with ample storage for implements and equipment. Externally there is also a timber built sauna.

The paddock is suitable for grazing and bound by wire fencing, making it ideal for a horse owner or someone looking to keep a small flock of livestock.





Map Reference: _Newlandrig_A4_Rev_3_20250205



IMPORTANT NOTES:

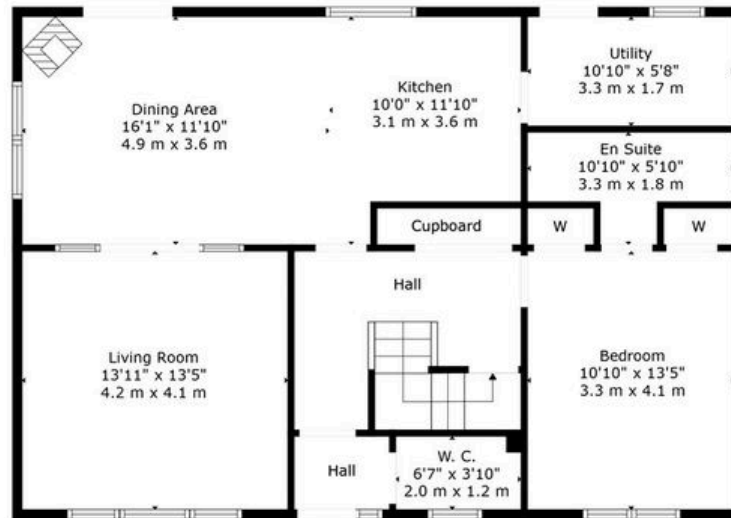
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 30/01/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

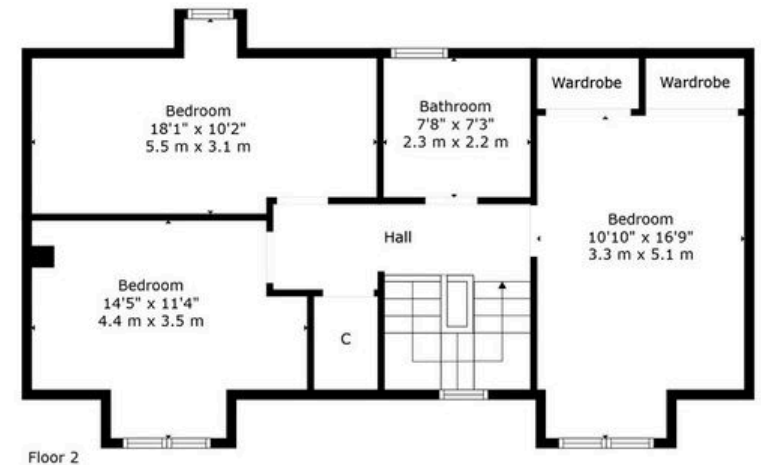
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area:



Floor 1



Floor 2

Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: stirling@galbraithgroup.com



Listing

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Tenure

Freehold

Local Authority

Midlothian Council

Council Tax

Band F

EPC

Band C65



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Mains gas

Internet

FTTC



Additional Information

No items are included unless specifically mentioned in these particulars.



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