

2 LINGERWOOD FARM COTTAGES

Newtongrange, Dalkeith, Midlothian EH22 4TW

RETTIE



2 LINGERWOOD FARM COTTAGES,
Newtongrange, Dalkeith, Midlothian EH22 4TW

A charming 19th century 2-bedroom terraced cottage that has recently been renovated to a high standard, boasting attractive interiors, a spacious rear garden and within commuting distance to Edinburgh.

Newtongrange Train Station 0.5 miles, Newbattle 1.5 miles, Eskbank 2.5 miles, Bonnyrigg 3 miles, Edinburgh City Bypass 3.5 miles, Edinburgh City Centre 8 miles (all distances are approximate)





Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Dining Kitchen and a Bathroom

First Floor: Landing, Two Double Bedrooms and a Study

Garden: Spacious rear garden with areas of lawn interspersed by colourful herbaceous borders, mature trees and shrubs, together with patio/gravel terraces.

Outhouse: Former pigsty now utilised as a garden shed.

2 1 1

Situation

2 Lingerwood Farm Cottages lies in a quiet, secluded semi-rural position on the outskirts of Newtongrange, close to the scenic conservation areas of Newbattle and Eskbank. The nearby town of Dalkeith is busy with independent retailers, restaurants and cafes, as well as benefiting from a range of supermarkets which now includes a Waitrose Foodhall within the popular Dobbie's Garden Centre. Straiton Retail Park to the west and Fort Kinnaird to the east are only a short drive away and offer a wide variety of shops and restaurants without the need to venture into the city. A newly opened David Lloyd Gym has also now originated at Shawfair, offering fitness and racket sport facilities.

The neighbouring Pentland Hills offer a variety of picturesque hiking trails, alongside Vogrie and Dalkeith Country Parks both offering superb walking, cycling and running routes, with the addition of wonderful play areas for children.

Schooling can be found at Newtongrange & King's Park Primary Schools, alongside Newbattle and Dalkeith High Schools. Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh.

Newtongrange is a popular commuting town with good connections by road, bus and rail, lying between the A68, A7 and within close proximity to the City Bypass (3.5 miles). Newtongrange train station is also conveniently located only 0.5 miles away (or a 10 minute walk) with frequent trains every 30 minutes into Edinburgh, which takes circa 25 minutes to reach central Waverley Station.

Description

2 Lingerwood Farm Cottages is a charming 19th century mid-terrace property that once provided farm-worker accommodation to the neighbouring farm. Situated up a rural lane on the outskirts of Newtongrange, the cottage, of stone construction under a slate roof, sits in a quiet location overlooking open fields. The property benefits from a private parking space outside the house, as well as additional unrestricted parking in a designated parking area at the top of the lane.

The current owner has completely renovated the cottage which now boasts beautiful 'country cottage' interiors in turn-key condition. In addition to its tasteful décor, recent instalments include triple glazed windows throughout, hardwood style flooring, a new bathroom with underfloor heating, new insulation and new radiators.

The sitting room benefits from an attractive fireplace that includes a wood burning stove, alongside a useful pantry cupboard and a large window overlooking the front terrace that floods the room with natural light. The dining kitchen boasts a range of cream wall and floor mounted units together with wooden worktops, and a dining area resides in front of glazed sliding doors with direct access out to the rear garden patio – making this a lovely space for entertaining.





Returning to the entrance hall, the newly installed bathroom, which benefits from underfloor heating, features a modern rain shower over bath, wash basin and WC. Adjacent is a large walk-in understairs cupboard that provides useful storage. Ascending the stairs to the first-floor landing, there are two bright double bedrooms; the larger benefitting from integrated wardrobes and dual aspect windows with views overlooking fields to the front. A boxroom with a skylight completes the accommodation and is currently utilised as a study – ideal for those who work from home.

A loft with ladder access provides useful additional storage.

Garden

The spacious rear garden features a stretch of lawn interspersed by a variety of colourful herbaceous borders, mature trees, to include fruit trees, and shrubs. A patio resides by the kitchen allowing for alfresco dining, with an additional gravel terrace above and a gravel pathway that leads to the base of the garden where a former pigsty provides additional storage as a garden shed. To the front of the property, a further gravelled area provides parking for one car in front of the house, or it could be utilised as an additional alfresco dining area.

The field to the front of the cottage is a Lingerwood Farm SUDS field (Sustainable Urban Drainage System) allocated to assist drainage and prevent flooding of the surrounding areas. SUDS basins cannot be developed on and are typically created into green spaces with nature paths and native woodland planting. Consequently, this field provides a lovely rural outlook in front of the cottages and provides a great recreational space for dogwalkers.















GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:
All integrated appliances, white goods, carpets, blinds and light fittings are included in the sale.

Services:
Mains gas, electricity, water and drainage.

Viewing:
Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions:
For the purposes of Satellite Navigation, the postcode for the property is EH22 4TW

EPC:
Band E

Local Authority:
Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith EH22 1DN, Tel: 0131 270 7500

Council Tax:
Band C

Entry and Vacant Possession:
Entry and vacant possession will be by mutual agreement.

Home Report:
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Offers:
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:
Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



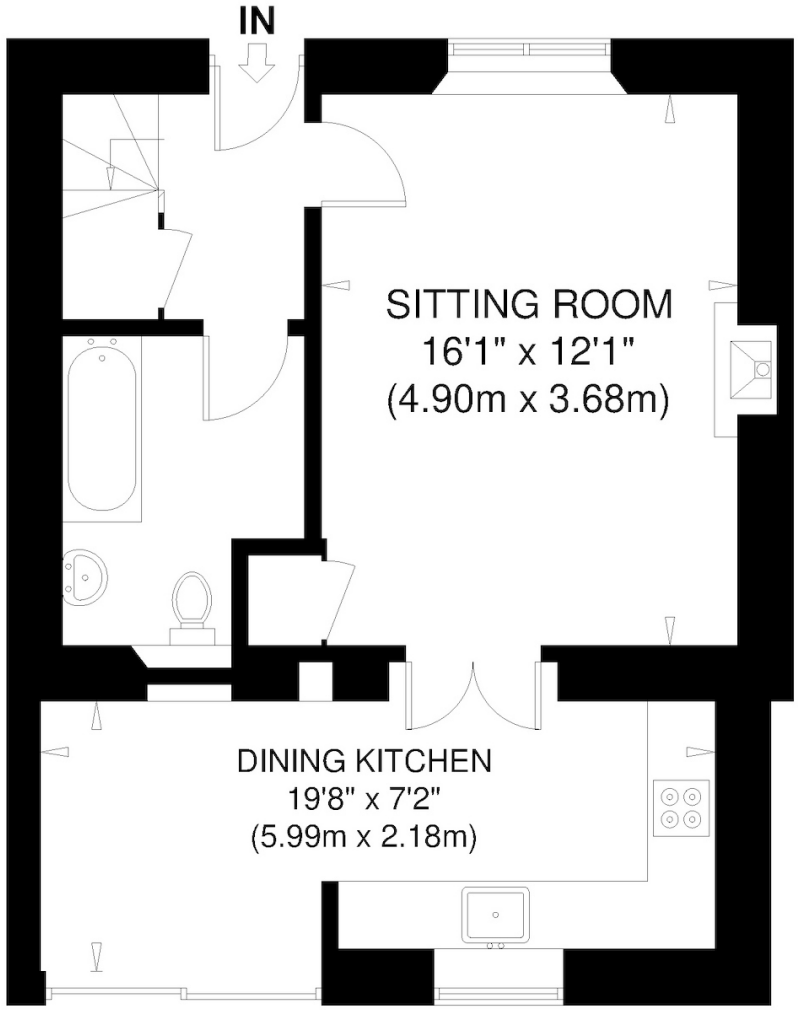



LE MARAIS
DON'T TELL ME

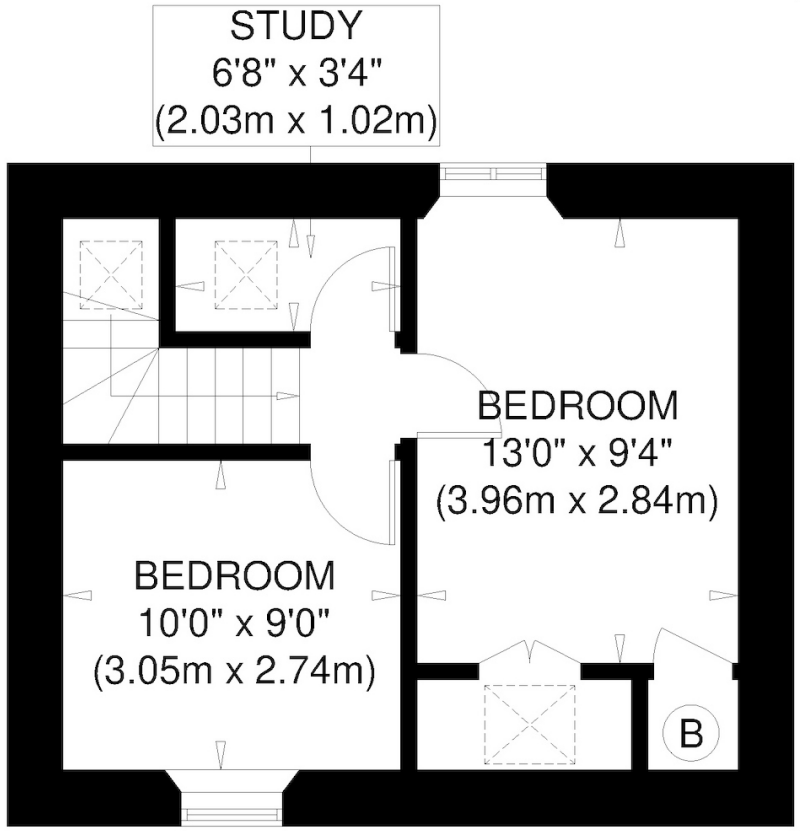








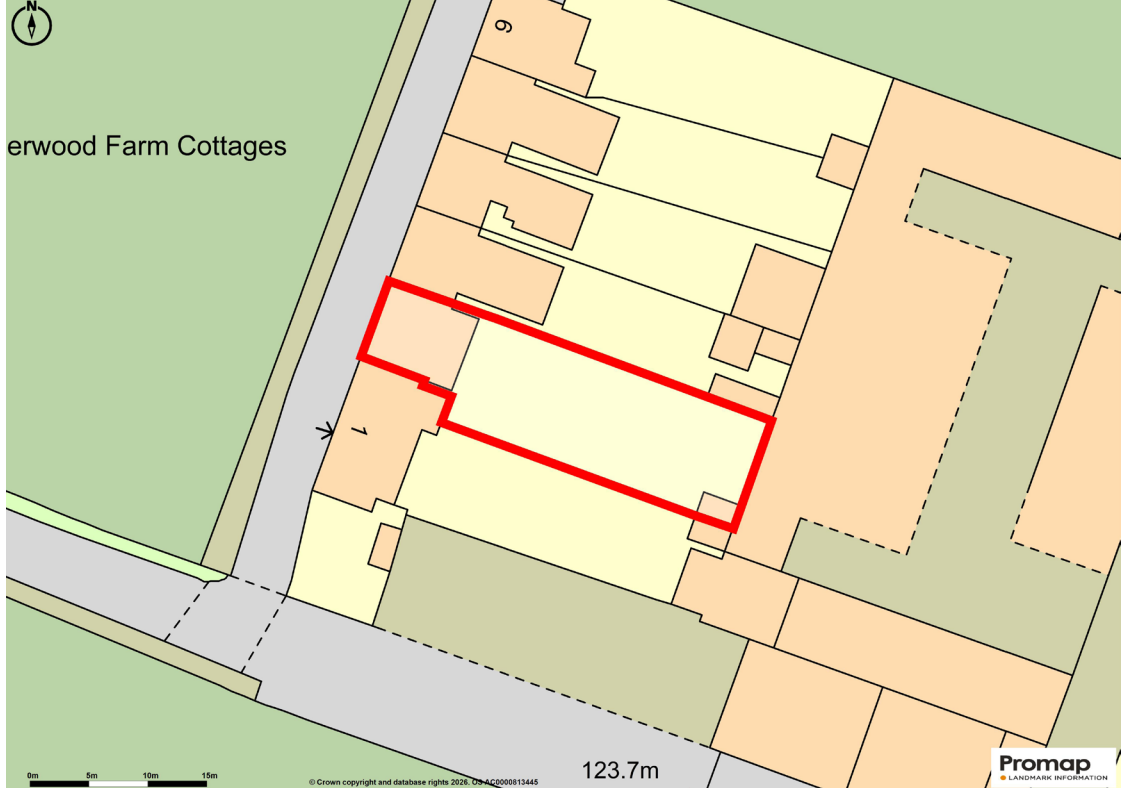
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 46 SQ M / 495 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29.6 SQ M / 318 SQ FT

LINGERWOOD FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 75.6 SQ M / 813 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure | www.photographyandfloorplans.co.uk




erwood Farm Cottages
123.7m
Promap
LANDMARK INFORMATION
© Crown copyright and database rights 2026. OS AC0000813445




EDINBURGH
BURNTISLAND
INVERKEITHING
Kirkliston
Cramond
Leith
Portobello
PRESTONPANS
COCKENZIE AND PORT SETON
MUSSELBURGH
TRANENT
HADDINGTON
BERWICK
Gullane
Longniddry
Currie
Balerno
DALKEITH
LOANHEAD
BONNYRIGG AND LASSWADE
Newtongrange
Gorebridge
PENICUIK
Auchencorth Moss
Fala Moor
A1
A90
A199
A902
A720
A68
A702
A701
Pettycur
Dalgety Bay
North Queensferry
Inchkeith
Inchcolm
Inchmickery
Cramond Island
Black Rocks
Portobello
Longniddry
Gullane
Dirleton
Aberlady
Gosford House
Elphinstone
Tranent
Haddington
Gifford
Pencaitland
Ormiston
Crossgatehall
Whitecraig
Musselburgh
Prestonpans
Cockenzie and Port Seton
Dalkeith
Lasswade
Bonnyrigg
Loanhead
Gorebridge
Penicuik
Auchencorth Moss
Fala Moor
Lammermuir Hills
Pentland Hills
Forth
Lettie.co.uk | 11



RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH