

# Ryden

## FOR SALE

FORMER CLINIC WITH  
DEVELOPMENT POTENTIAL  
APPROX. 174.4 SQ M (1,877 SQ. FT.)



75 ST DAVIDS  
NEWTONGRANGE  
MIDLOTHIAN  
EH22 4LD

ON BEHALF OF NHS Lothian  
SINGLE STOREY BUILDING  
WITH CELLULAR ROOMS

LOCATED IN THE HEART  
OF NEWTONGRANGE

OFFERS INVITED IN  
EXCESS OF £100,000

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)

## LOCATION

The property is located in the former mining village of Newtongrange in Midlothian. Newtongrange is approximately 9 miles South of Edinburgh City Centre and is easily accessed from the A7 trunk road which connects it with the A720 City Bypass at Sherriffhall, 3 miles to the North. The town sits on the Borders rail route linking Edinburgh and Tweedbank and has its own rail station.

More specifically, the property is located on St Davids, close to the town centre. The property sits adjacent to Newtongrange Primary School and overlooks Welfare Park to the North. There is a Church to the West of the property. Newtongrange Railway Station is a ten-minute walk from the subject property.

## DESCRIPTION

The property comprises a single storey detached former clinic that sits within a site extending to approx. 0.06 HA (0.14 acres). On street parking is available on St Davids. There are two pedestrian access doors on the East & South elevations.

Internally, the property is sub-divided into a number of cellular rooms, previously used for consulting, staff, reception, waiting room and stores. There are two toilets comprising a single and double WC respectively. Heating is provided by wall mounted radiators served by a gas boiler. There are fire and intruder alarms fitted. To the right is an indicative floor plan:

## ACCOMMODATION

The gross internal area extends to approx. 174.4 SQ M (1,877 sq. ft.)

## SITE AREA

The site extends to approx. 0.06 HA (0.14 acres)

## OFFERS

Offers in excess of £100,000 (exclusive of VAT) are invited.

Interested parties should register their interest with the selling agents in order to be kept advised of any closing date being set. NHS Lothian are not bound to accept the highest or indeed any offers made for the property and also reserve the right to make any offer subject to a clawback agreement. NHS Lothian are willing to consider a wide range of different disposal structures given to the nature of the surplus asset.

## ENERGY PERFORMANCE CERTIFICATE

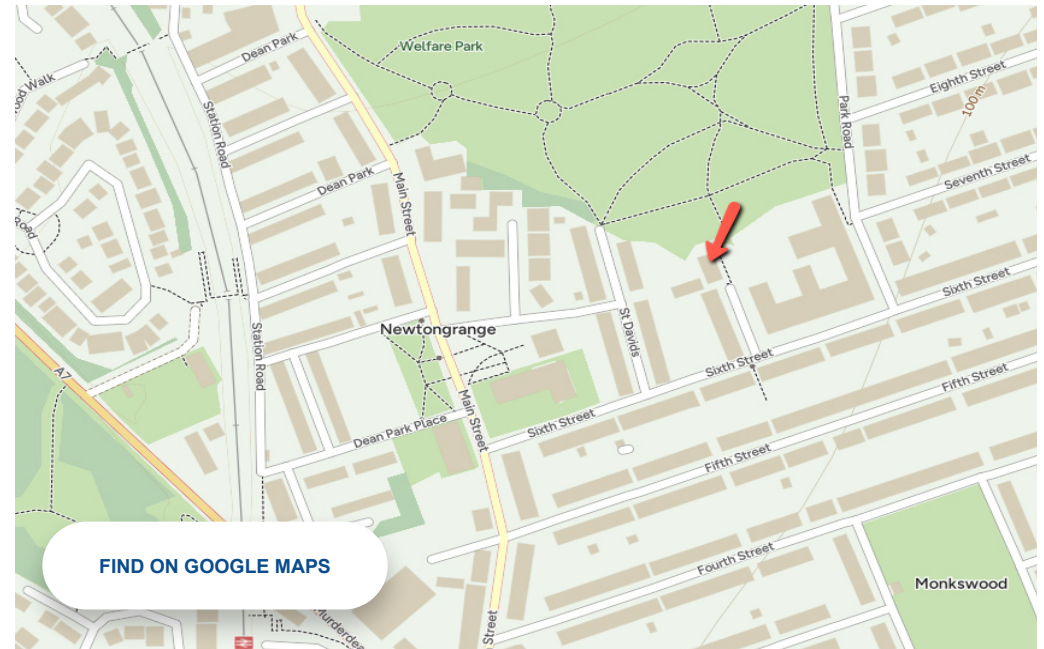
A copy of the certificate can be given upon request.

## VAT

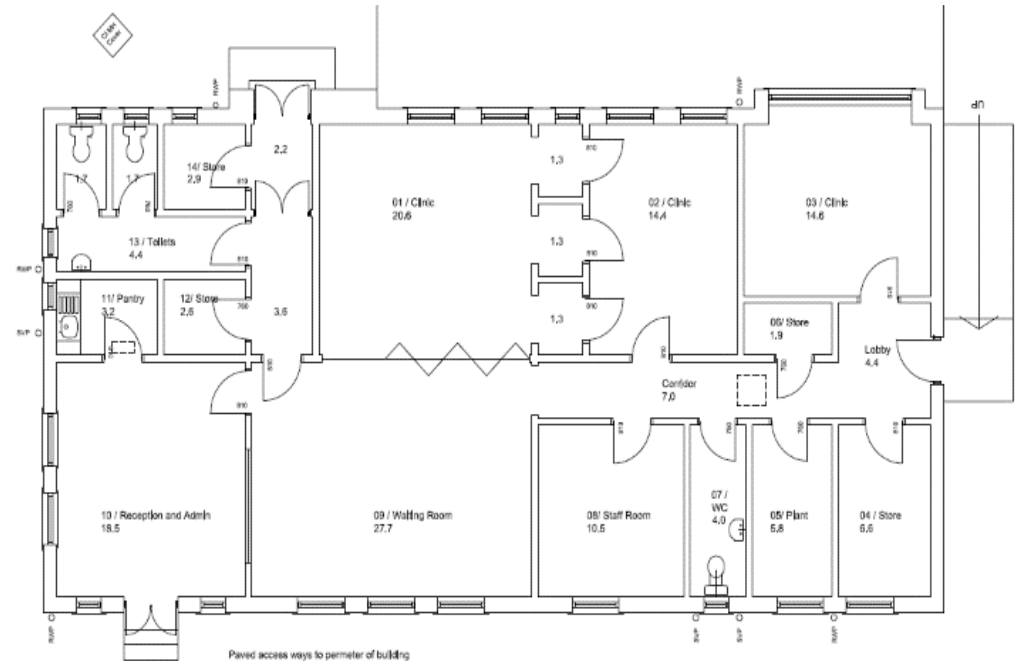
All prices and figures quoted are exclusive of VAT.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations - To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.



[FIND ON GOOGLE MAPS](#)





# GET IN TOUCH

Please get in touch with our selling agent for more details and viewing.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **January 2026**



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