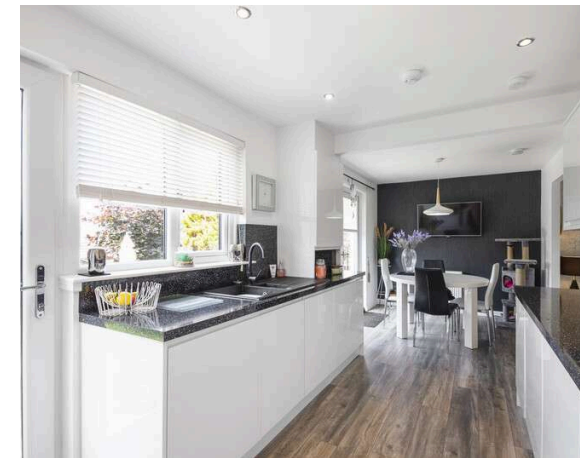




36 Victoria Road, Newtongrange, Midlothian, EH22 4NN

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Gorgeous beautifully presented detached family home. McDougall McQueen are delighted to offer this spacious three-bedroom house providing modern flexible accommodation over two levels. The property is close to all local amenities and is only a short walk from the Newtongrange train station. The accommodation is presented in turn key condition throughout, having been improved and enhanced by its current owners, with private garden grounds to the front and rear having been landscaped to provide great entertainment space. A driveway provides off-street parking for two cars in addition to unrestricted on-street parking throughout this much sought after estate.

- Superb much sought-after location
- Spacious and flexible accommodation in immaculate order throughout
- Entrance hallway
- Ground floor WC
- Bedroom three with front facing window
- Living room with front facing bay window, feature wall mount electric fire and built-in storage
- Stunning fitted kitchen and dining room with window, door, and French doors to the rear, a great range of modern units, worktops, and splashbacks with a host of quality integrated appliances and ample space for dining
- Upper hallway with loft ladder access (floored) and double store cupboard with power point
- Main bedroom with front facing window and full width fitted mirrored wardrobes
- Bedroom two with window to the rear and full width fitted mirrored wardrobes
- Gorgeous, modern four-piece bathroom suite with double ended bath with mid mount taps, separate shower cubicle, wc and sink with vanity unit
- Private landscaped garden grounds to the front and rear providing a lovely space for outside entertaining
- Driveway for off-street parking



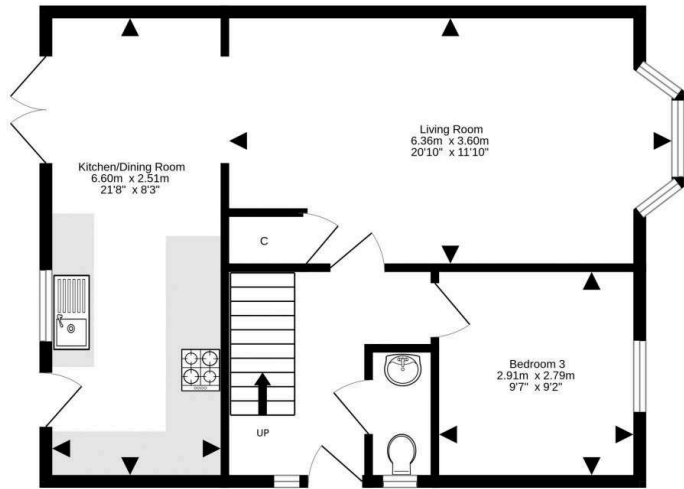
## Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

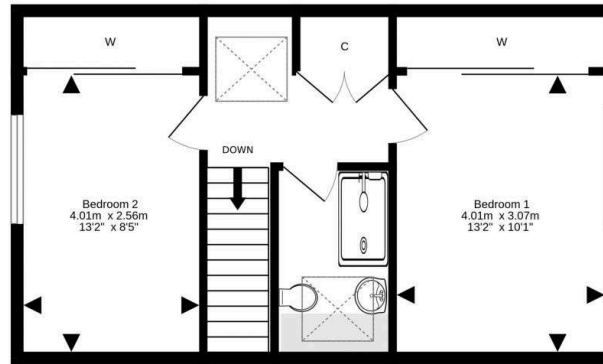
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation

EPC Band - C



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

