



McDougall McQueen present to the market this bright and spacious two bedroom lower villa with fabulous gardens to the front and rear. The property presents an excellent opportunity to the first time buyer, small family or investment buyer offering well-proportioned modern day living within the popular village of Newtongrange close to many local amenities and schooling. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a good sized storage cupboard.
- Bright and spacious living room front facing pleasantly overlooking the front garden.
- Kitchen equipped with a range of wall and base units along with a good sized storage cupboard, all white goods included. Door gives direct access to the rear garden.
- Rear facing double bedroom with ample space for free standing furniture.
- Front facing double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle, ladder radiator and fixed mirror.
- Gas central heating.
- Large private front garden.
- Impressive enclosed rear garden with a pleasant decking area, along with garden box housing garden tools.
- On street parking.

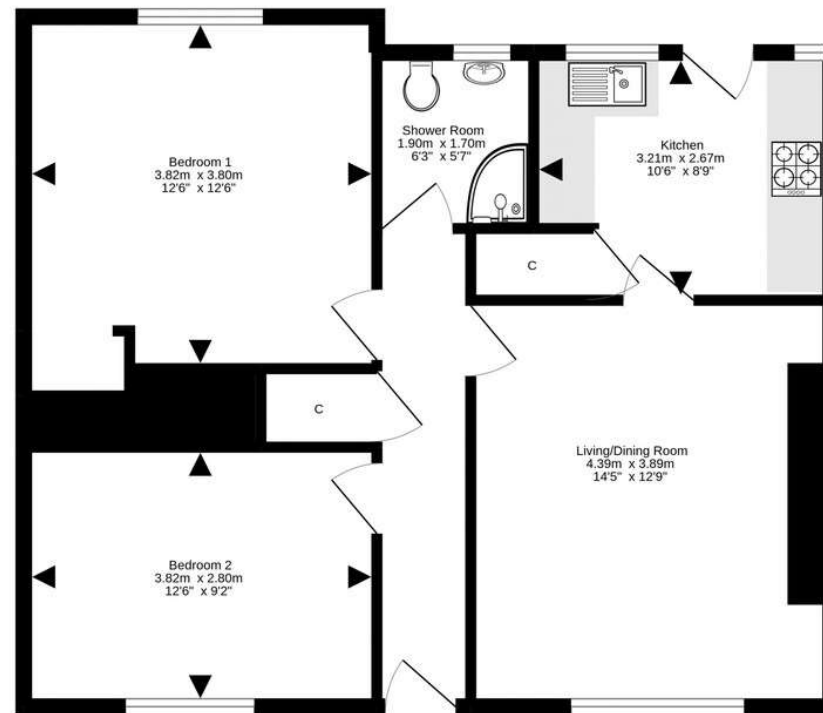
Location

Newtongrange is a thriving community and the property lies approximately seven miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a good 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 Link has also improved transportation links with a station in Newtongrange making this the ideal commuter location.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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. Made with Metreplan CS322



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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.

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