

Absolutely charming lower villa which has been extended to include a second public room. Decorated to a high standard throughout, this property will appeal to many buyers and we highly recommend viewing to appreciate the space on offer. The accommodation briefly comprises a welcoming entrance hall with two large storage cupboards and shower room; front facing lounge, tastefully decorated with a stunning electric fire with surround as a main focal point, twin window formation giving good natural light; the kitchen comprises a good range of wall and base units, dual aspect window formation to the front and side and space for breakfasting table. To the rear of the property are two double bedrooms both with access to the family room. The family room is of excellent proportions and has a beautiful natural light, making a fantastic addition to the property. Along with being presented to a high standard, there is the benefit of gas central heating and double glazing. Externally are substantial mature and well maintained gardens with a delightful sun house to the rear of the gardens and gardens with driveway to the front.

- Spacious extended lower villa
- 2 public rooms and 2 bedrooms
- Modern kitchen and shower room
- Large rear garden with sun house & garden to front with driveway
- Gas central heating and double glazing



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 Borders Railway Line has also improved transportation links, with a station in Newtongrange within walking distance of the property, this the ideal commuter location.

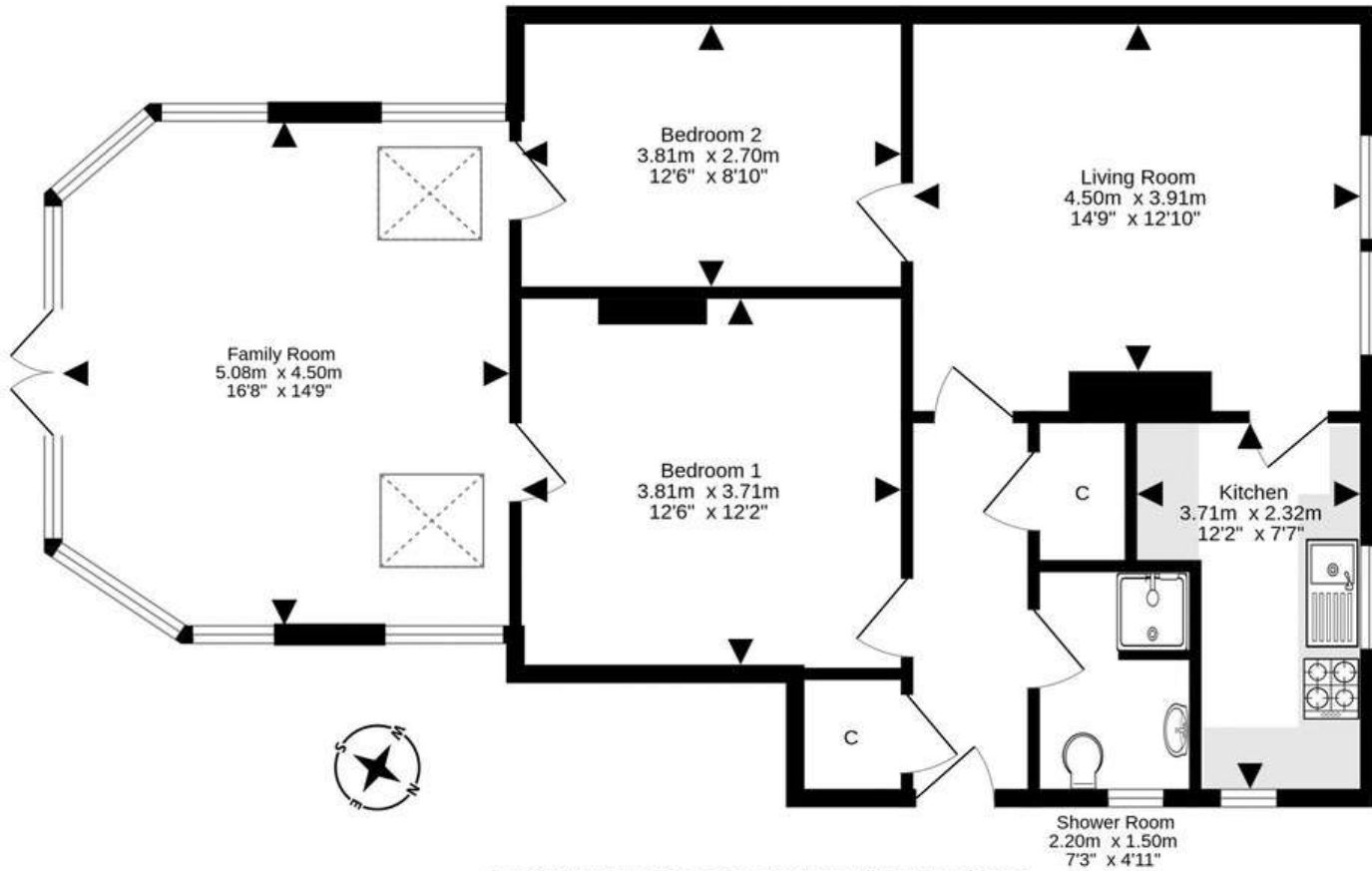
Extras

Included in the sale are the cooker, fridge freezer and all window blinds.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

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.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

