



40 Reed Drive
Newtongrange, Midlothian, EH22 4SW

CALL US ON 0131 447 4747

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For price and viewing information please use [ESPC Booking Calendar on ESPC Website](#) or call 0131 447 4747

- Entrance vestibule.
- Stairs leading to reception hall.
- Access to attic space.
- Good sized living room with feature fire.
- Breakfasting kitchen with appliances & storage.
- Three double bedrooms two with built-in mirrored wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Driveway to front.
- Good sized garden to rear.
- Superb views to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An upper villa situated within the popular village of Newtongrange in Midlothian. The property is an ideal commuter base into Edinburgh and further afield with its proximity to the Edinburgh City Bypass and A1. The property would be suitable for a first time buyer, young couple or perhaps for letting purposes.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 1 MILE TO NEWTONGRANGE TRAIN STATION.
AIRPORT: APPROXIMATELY 16 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Newtongrange itself has a thriving community and the property lies approximately 8 miles south east of Edinburgh City Centre making the village extremely popular for 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, making this the ideal commuter location.

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD ALL FOR WHICH THERE NO GUARANTEES. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.





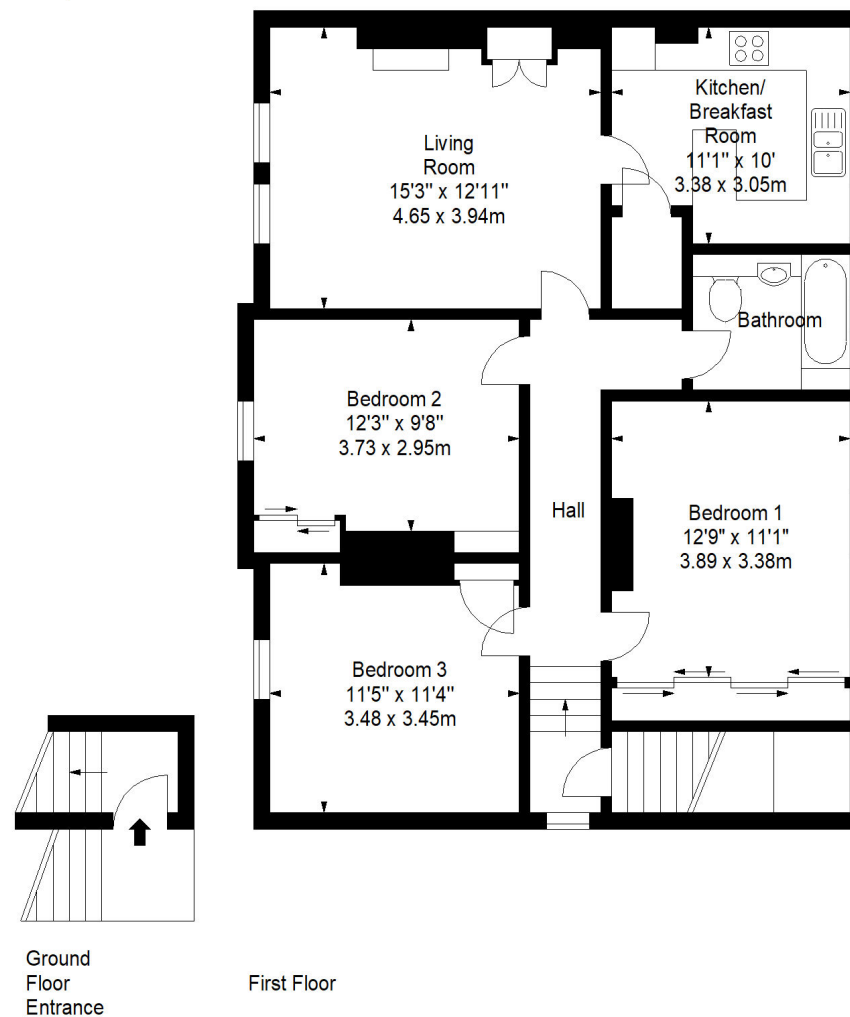
ENERGY PERFORMANCE
CERTIFICATE RATING C



Reed Drive,
Newtongrange,
Dalkeith,
Midlothian, EH22 4SW



Approx. Gross Internal Area
1003 Sq Ft - 93.18 Sq M
For identification only. Not to scale.
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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.