



94 Newton village, Dalkeith, Midlothian, EH22 1SW

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Fantastic opportunity to purchase this spacious three-bedroom upper villa, in the fast-developing area of Newton Village, Midlothian. We at McDougall McQueen are delighted to offer to market this bright and spacious property, part of only four in a block, providing a superb opportunity for first time buyers, professional couples, and families alike. The property comes complete with private garden grounds, driveway, garage, double glazing and gas central heating. Situated close to all amenities with great transport links including the Shawfair train station

- Superb location close to all amenities including Shawfair train station
- Own main door entrance
- Upper landing with window to side and access to the upper hall
- Hallway with store cupboard and loft access (floored with light and power)
- Spacious and bright living room with real coal fire and fireplace
- Fitted breakfasting kitchen with a range of base and wall units, gas hob, oven, extractor, washing machine and fridge
- Main bedroom with rear facing window
- Bedroom two with fitted bedroom furniture and front facing window
- Bedroom three with window to the front
- Family shower room with double shower base with electric shower, wc and sink with combined vanity unit
- Double glazing and gas central heating
- Private garden grounds to the side and rear
- Driveway for off street parking
- Large garage with light, power, and inspection pit
- Garden sheds and greenhouse



Location

Newton Village lies approximately 6 miles south of Edinburgh. The village is an ideal location for easy access into the city or commuting further afield, with Shawfair train station nearby. There are good local amenities in nearby Danderhall, including a post office, library, primary school, and leisure centre. More extensive shopping is nearby at Fort Kinnaird retail park and Asda at the Jewel. A health centre is situated at nearby Shawfair Park, and the Edinburgh Royal Infirmary is close by. Leisure opportunities include Musselburgh or King Acre golf courses, and fabulous walks in nearby Dalkeith Country Park. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.

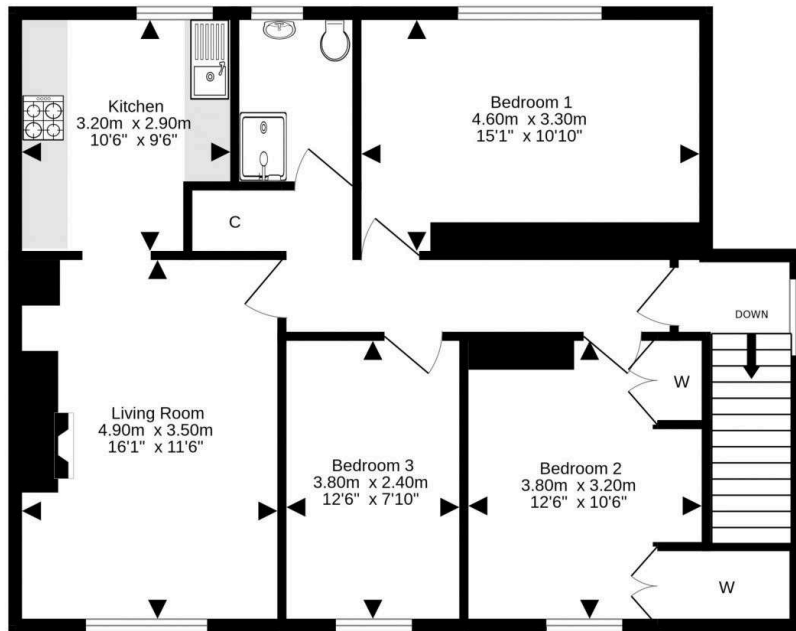
Extras

Included in the sale are: Floor coverings, light fittings, bedroom two fitted furniture, integrated appliances, remaining white goods, blinds where fitted, and all garden sheds and buildings. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

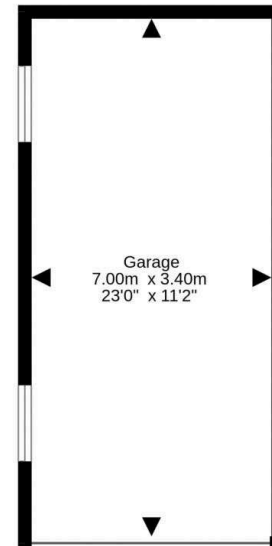
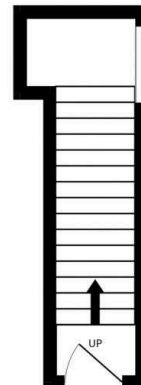
Price & Viewing

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

EPC Band - C

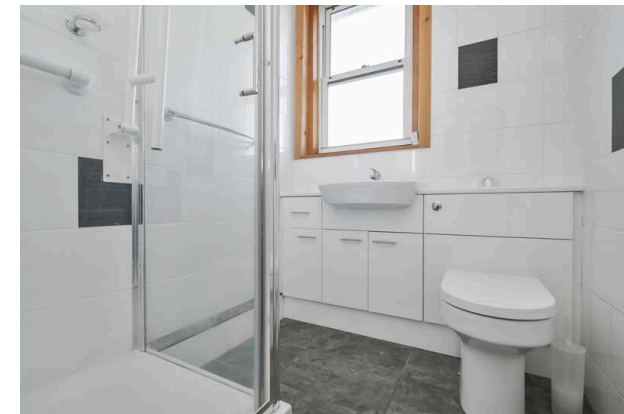
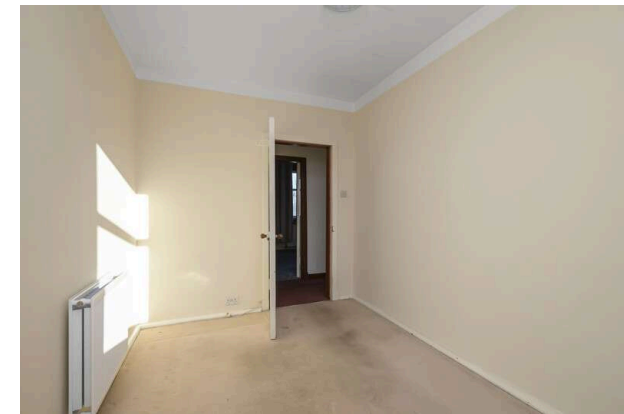


First Floor



Ground 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. Made with Metropix ©2024



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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.

