



48 Fifth Street, Newtongrange, Midlothian, EH22 4PJ

www.mcdougallmcqueen.co.uk



Superb purchase and great value. McDougall McQueen are delighted to offer this spacious two-bedroom terraced cottage with conservatory, providing spacious accommodation all on ground floor level. The property is close to all local amenities and is only a short walk from the Newtongrange train station. The property is presented in good clean throughout, and is enhanced with double glazing, gas central heating, and private garden grounds.

- Superb much sought-after location
- Spacious accommodation in good clean order throughout
- Entrance hallway with storage and loft access
- Living room with electric stove style fire and patio doors to the conservatory
- Conservatory with light, power and heating
- Dining area with door to the rear
- Fitted kitchen with a range of base and wall units, Belfast sink, solid wood worktops, gas hob and

- electric oven
- Bedroom one with twin front facing windows and built-in bedroom furniture
- Bedroom two with front facing window
- Family bathroom with three-piece white suite with shower over the bath, shower screen wc and sink with vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front and rear providing a lovely space for outside entertaining



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.

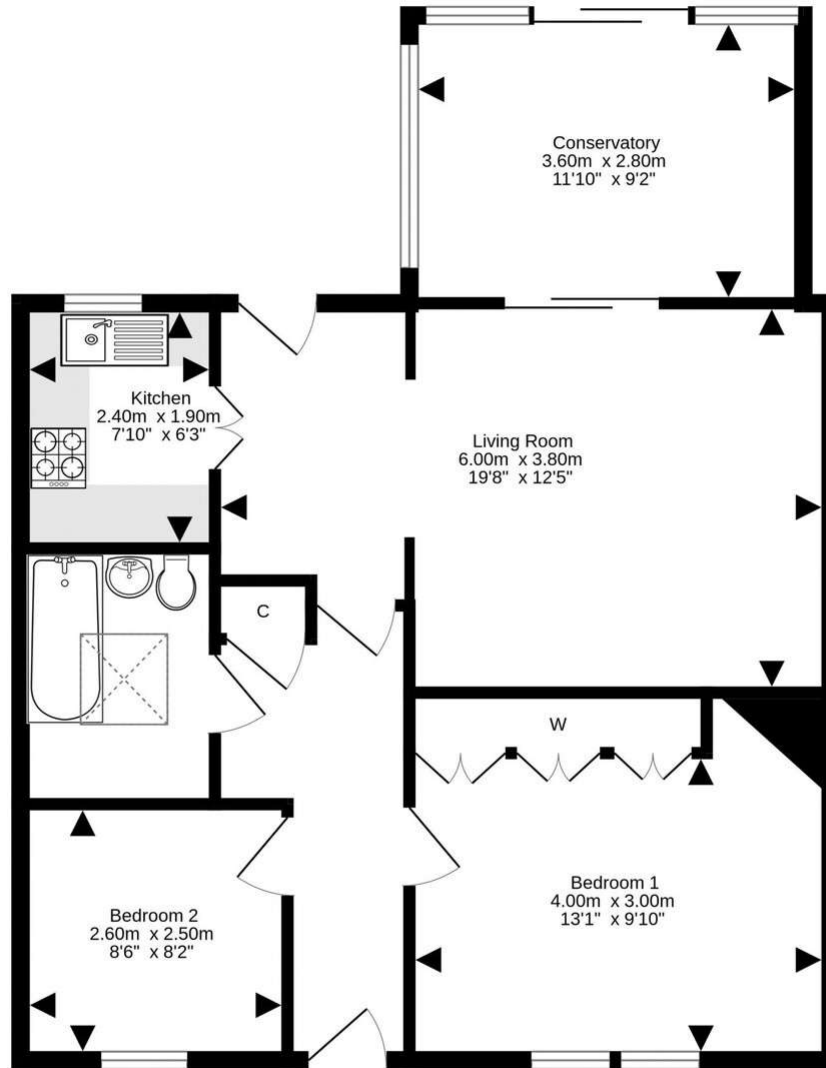
Extras

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

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.
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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.

