



4 Ferguson Way, Dalkeith, Midlothian, EH22 4QS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Beautifully extended bungalow providing spacious and flexible accommodation all on one level. McDougall McQueen are delighted to present to the market this three-bedroom detached bungalow set in a quiet cul de sac in a mature modern development in the lovely Midlothian village of Newtongrange. If you have been looking for ground floor living then look no further as this extended property provides great living space and ample garden grounds for outside entertaining. The property is close to all local amenities and is only a short walk from Newtongrange train station. Presented in good clean throughout, it is enhanced with double glazing, gas central heating, a driveway for off-street parking and a detached garage with light and power. Given its condition and the superb location it occupies, we are sure that this property will prove to be very popular and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance hallway with storage
- Living room with front facing window and French doors to the dining room
- Dining room with dual aspect windows
- Fitted kitchen with a range of base and wall units, breakfast bar, space for dining, gas cooker and remaining under counter white goods
- Dwarf wall conservatory with heat light and power
- Bedroom one with rear facing window and built-in wardrobes
- Bedroom two with front facing window
- Bedroom three with side window and built-in wardrobes
- Shower room with electric corner shower cubicle, wc and sink with vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear providing a lovely space for outside entertaining
- Long driveway providing parking for several cars
- Detached garage with light, power, and overhead loft storage



## 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

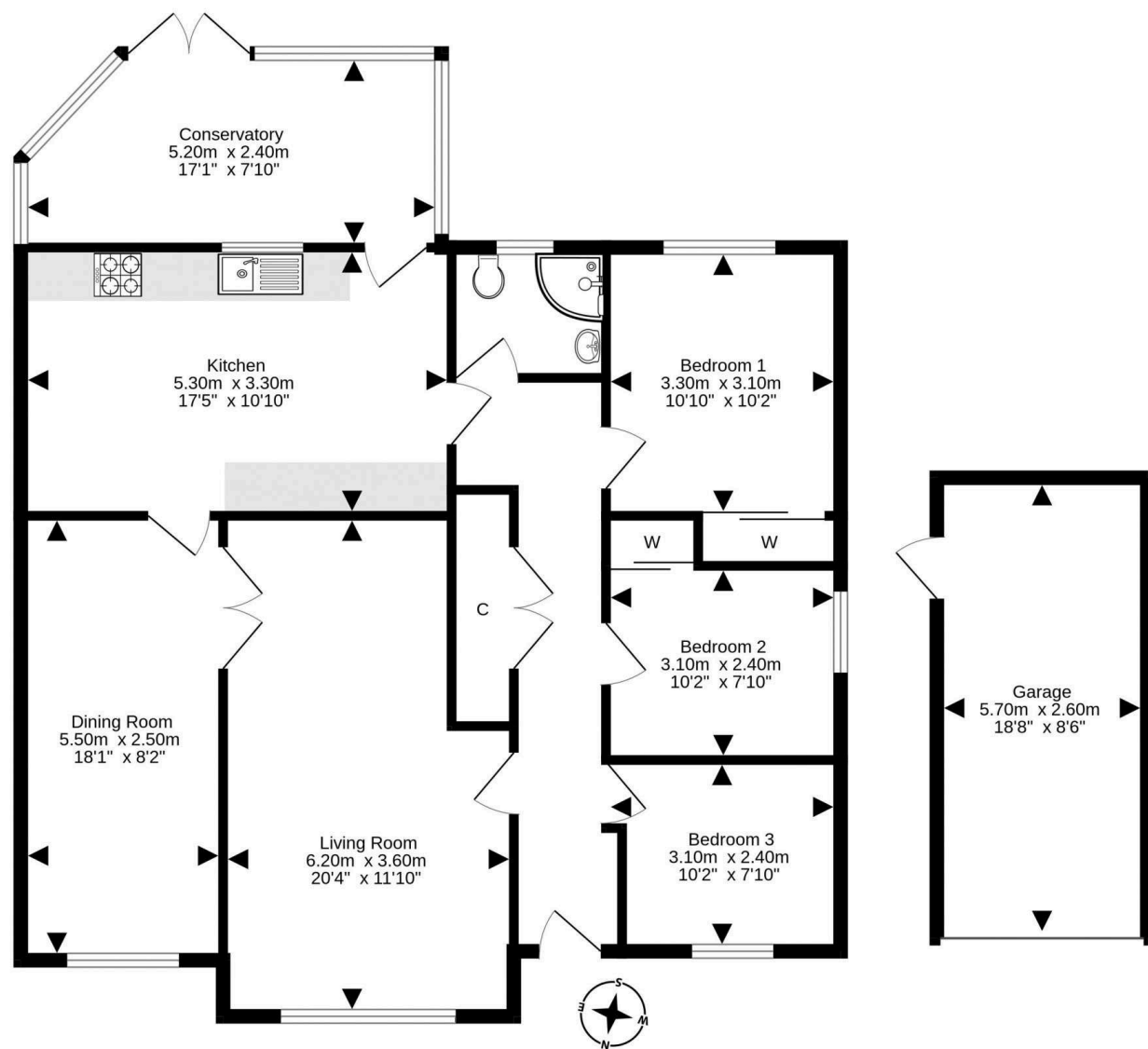
Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker and remaining free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.

## Price & Viewing

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

## EPC Band - C





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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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