










Offers Over
£255,000

27 Eighth Street

Newtongrange | Midlothian | EH22 4JR

A superb opportunity has arisen to acquire this lovely three bedroom semi-detached cottage pleasantly positioned within the quiet and popular Midlothian village of Newtongrange. Close to excellent day-to-day amenities, including the local primary school with good transport links nearby, the property will undoubtedly make for an ideal family home for established and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  2 bathrooms
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; entrance vestibule, welcoming hallway with a storage cupboard housing the boiler, bright and airy lounge, spacious fully-fitted kitchen/diner with a range of integrated white goods, paneling in splash areas, ample room for a large dining table and French doors leading to the garden, principal double bedroom with room for freestanding furniture, tiled and partially-paneled en-suite shower room with a double cubicle, rainfall shower and heated towel rail, second generous front-aspect double bedroom with a bay window and press cupboard, third large single bedroom allowing flexible use as a home office/study, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

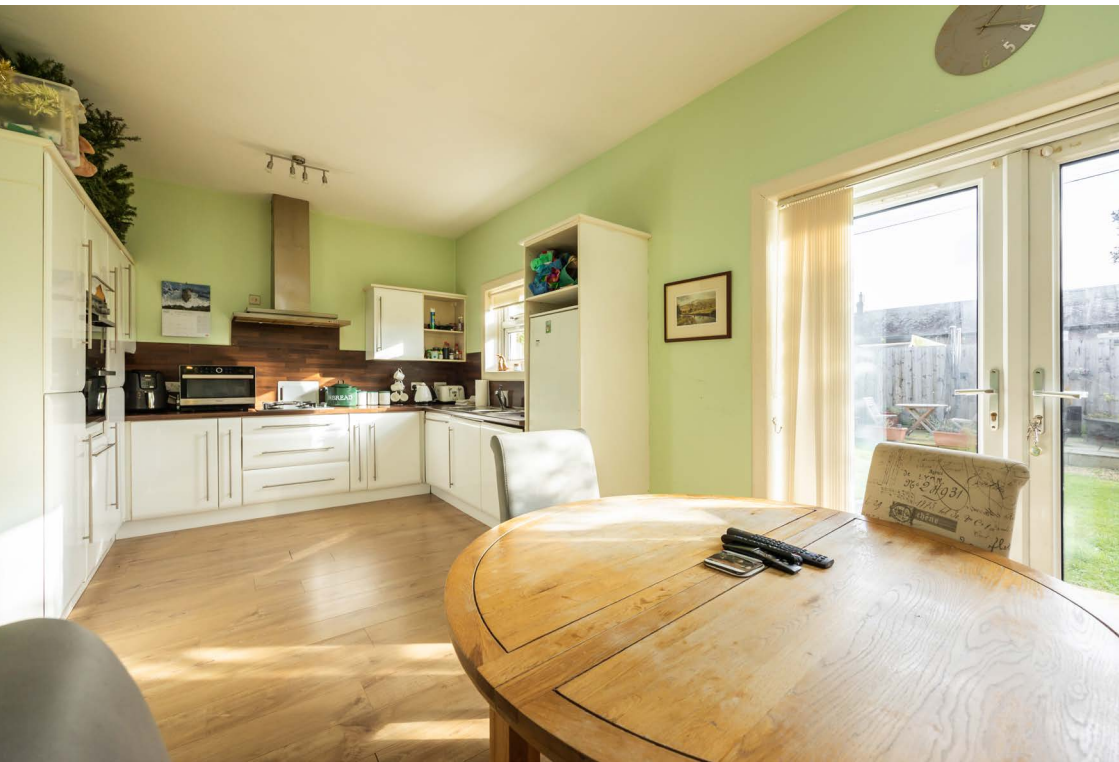
Selected fixtures and fittings, including; integrated gas hob, double oven, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is an attractive garden to the front, laid with chipstones for ease of maintenance with pathway to entrance. To the rear is a sizeable South-facing private garden with two separate paved patio spots, a wooden deck and an expanse of lawn. For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating nearby to Edinburgh City Centre and surrounding areas.



Approx. Internal Area 94.51 Sq M / 1017 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

