



4 Eighth Street, Newtongrange, Midlothian, EH22 4JP

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Beautifully extended cottage providing spacious accommodation all on one level. McDougall McQueen are delighted to present to the market this two-bedroom semi-detached cottage set in a much sought after residential location in the lovely Midlothian village of Newtongrange. If you have been looking for your first-time purchase, ground floor living, or even looking to downsize, 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 excellent order throughout, it is enhanced with double glazing, and gas central heating.

- Superb much sought-after residential location
- Spacious extended accommodation in excellent order throughout
- Entrance vestibule
- Hallway with loft access
- Living room with front facing window, living flame gas fire with feature fire surround
- Spacious main bedroom with front facing bay window and Edinburgh press
- Bedroom two with rear facing window and ornate fireplace
- Family shower room with double shower base, electric shower,

- wc, sink, and towel radiator
- Inner hall
- Utility room with a range of base and wall units with sink
- Large modern fitted dining kitchen with a range of base and wall units, wine rack, dual fuel range cooker, extractor, integrated dishwasher, plumbed American style fridge freezer and large dining area with French doors to the rear garden
- Gas central heating (recent new boiler) and double glazing
- Private garden grounds to the front and rear providing a lovely space for outside entertaining with large decking area



Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast 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.

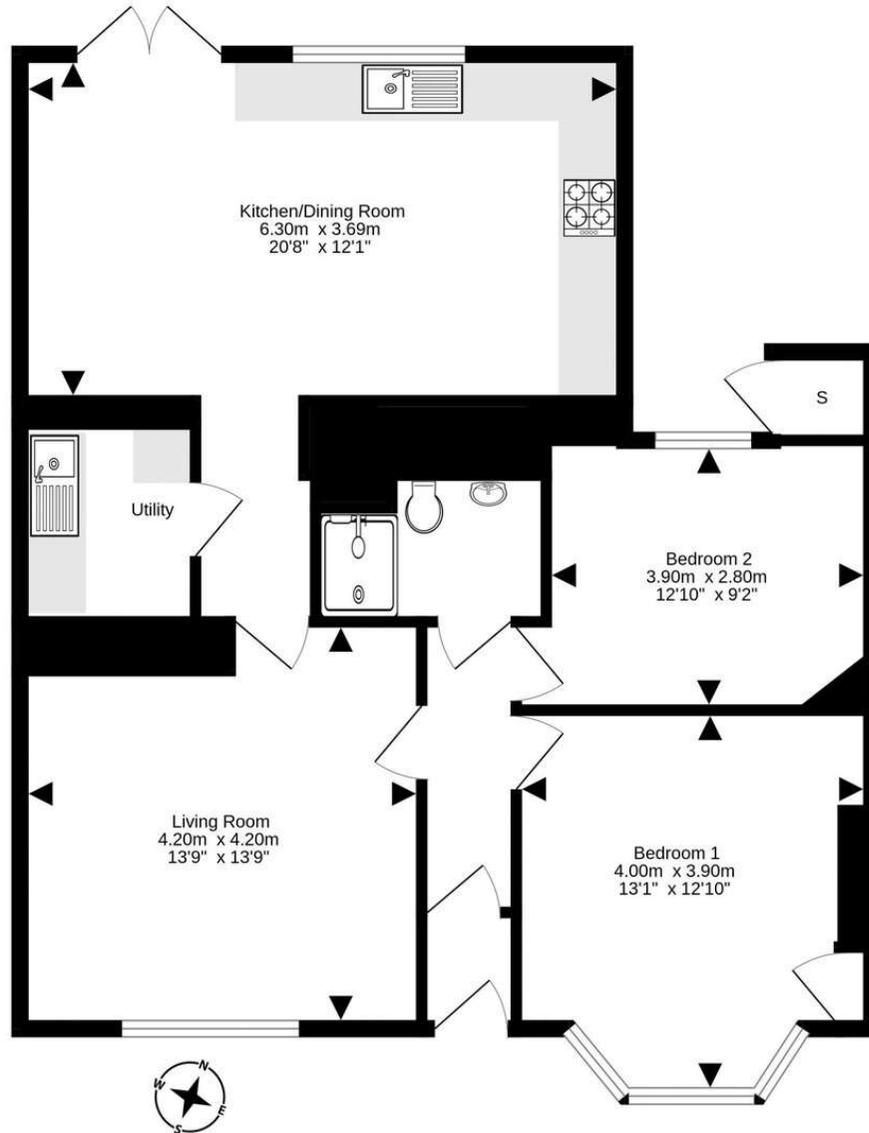
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, range cooker, integrated appliances, remaining free-standing white goods and seating in living room. 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.

