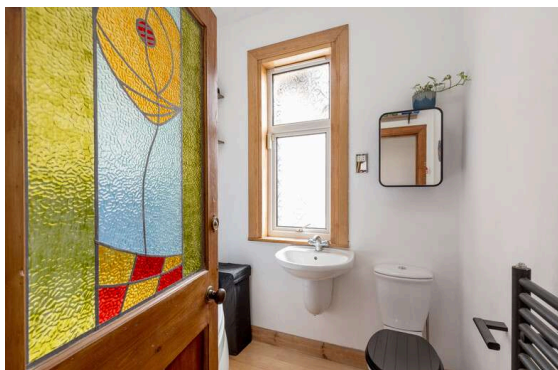


**41 Ninth Street
Newtongrange EH22
4JJ
Offers Over £275,000**

- Bay window lounge with working gas fireplace
- Kitchen/living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms with master featuring en-suite
- Garden to front and rear
- Fully floored attic room
- Gas central heating and double glazing throughout
- Single garage and driveway



Semi-Detached

Blair Cadell are delighted to bring to market this well presented semi-detached bungalow in the popular village of Newtongrange. With three double bedrooms, superb local amenities and easy access to the capital, the property would be perfect for a range of buyers and must be viewed.

The accommodation comprises of a large bay window lounge featuring a working gas fireplace making it the perfect place for relaxing with friends and family. A kitchen that has been extended to make a large kitchen/dining/living area that benefits from underfloor heating making it ideal for hosting friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated fridge/freezer and white goods which are available by separate negotiation. There are three double bedrooms with the master featuring an ensuite fitted with a two-piece suite and electric walk in shower. A family bathroom fitted with a three-piece suite and mains shower over the bath. The hallway offers access to a fully floored attic which can be accessed via a Ramsay ladder. There is gas central heating and double glazing throughout for maximum efficiency. Private south facing back garden that can be easily accessed via French doors from the Kitchen. A single garage offering plenty of useful storage space and off-street parking available via a driveway at the front of the property.

Newtongrange is located to the south of Edinburgh which can be easily accessed by the Borders Railway (approx 25 mins) or by bus/car along the bypass which also leads to the south via the A1, the international airport, and the central belt motorway network. Locally the town has a selection of specialist shops plus there is a Tesco superstore in nearby Eskbank. Further amenities can be found at Dalkeith's High Street which is nearby. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange Public Park, and vast expanses of open countryside along with Dalkeith country park and Go Ape. Schooling is well represented from nursery to senior level with a primary school only a five-minute walk away.

Viewing by appointment on 0131 337 1800

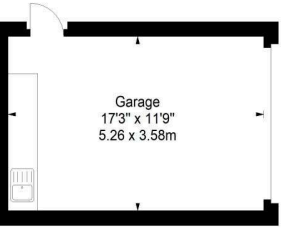
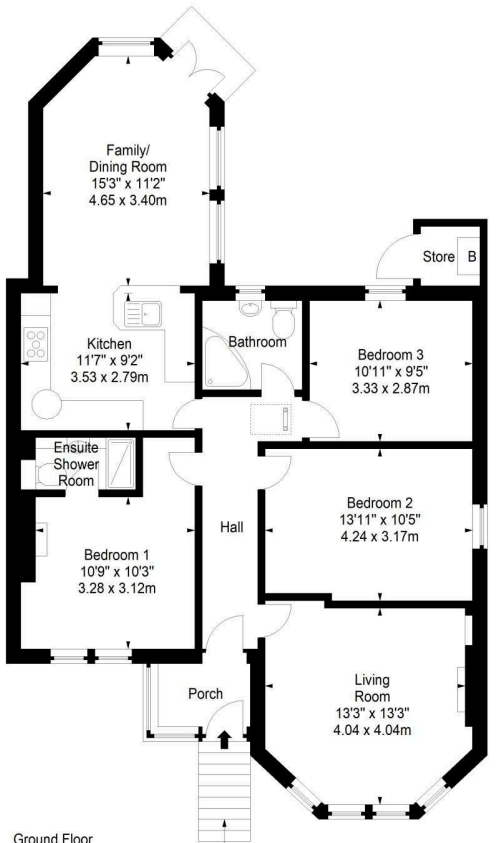




Ninth Street,
Newtongrange,
Dalkeith,
Midlothian, EH22 4JJ

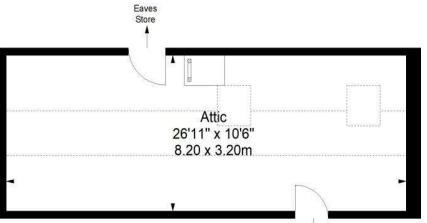


Approx. Gross Internal Area
1084 Sq Ft - 100.70 Sq M
(Including Store)
Attic
Approx. Gross Internal Area
284 Sq Ft - 26.38 Sq M
Garage
Approx. Gross Internal Area
203 Sq Ft - 18.86 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Ground Floor



Attic



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