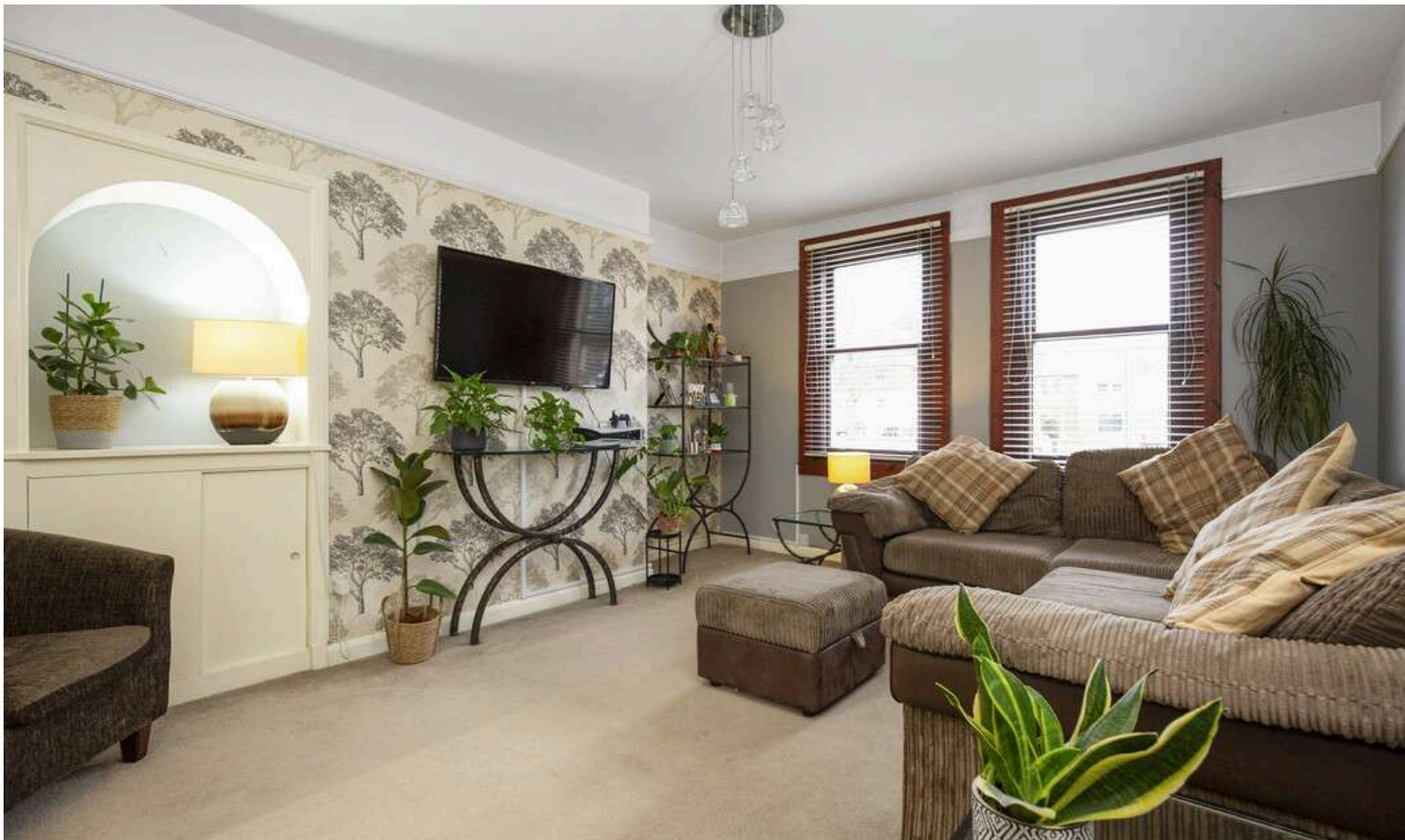




29 Mansfield Road, Newtongrange, Midlothian, EH22

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



Looking for your first property or needing more space, McDougall McQueen are delighted to present to the market this extremely spacious three bedroom ground floor main door floor flat situated in a popular residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is only a short walk from Newtongrange train station. The accommodation is presented in good condition throughout with generous sized private garden grounds to the front and rear. This property is ideal for first time buyers, families, and investors alike. Given the location and spacious accommodation on offer, we are sure that this property will prove to be extremely popular, we would recommend viewing at your earliest convenience.

- Main door entry
- Entrance vestibule with store cupboard
- Inner hallway
- Spacious living room with twin front facing windows
- Modern fitted kitchen with a range of wall and base units, store cupboard, ceramic electric hob, oven, extractor, washing machine and fridge freezer
- Bedroom one with twin windows to the rear and built-in wardrobes
- Bedroom two with window to the front and store cupboard
- Bedroom three with window to the front and store cupboard
- Family bathroom with four-piece white suite with a bath, separate shower cubicle, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front and rear, ideal for outside entertaining and relaxation
- Ample on street parking



## Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being immensely popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities including a swimming pool. 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 making this the ideal commuter location.

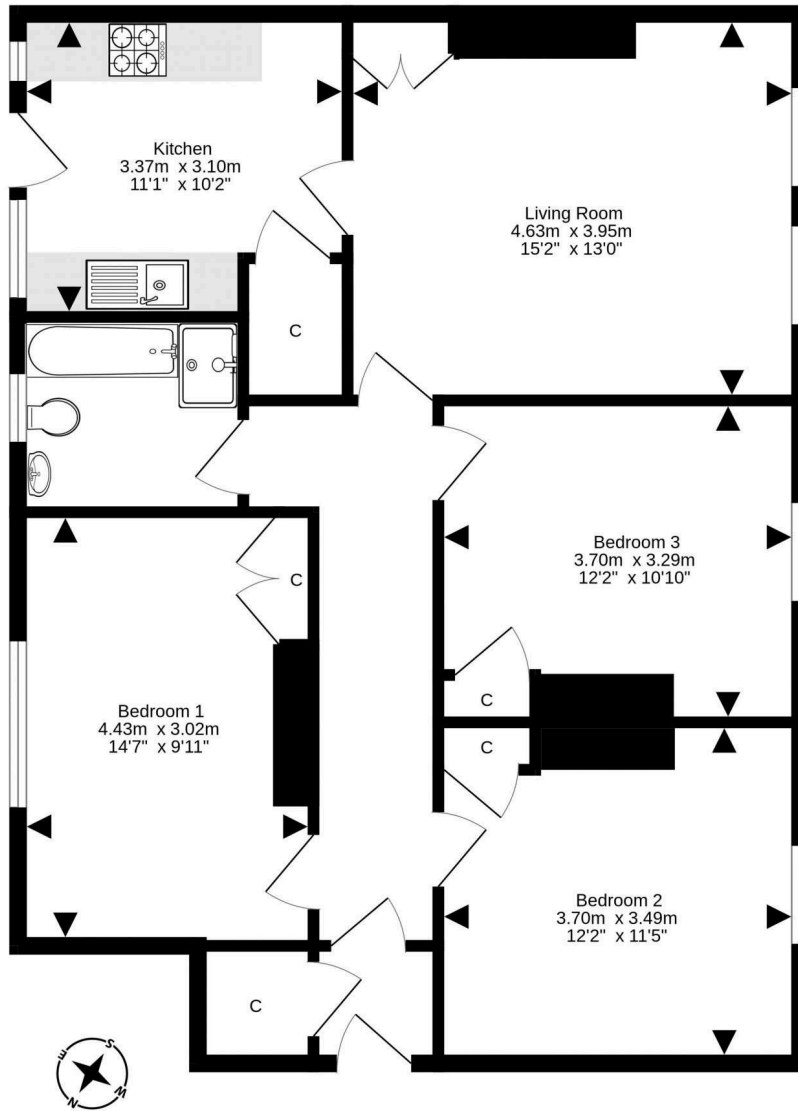
## Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen. Other items including remaining white goods may be included subject to negotiation.

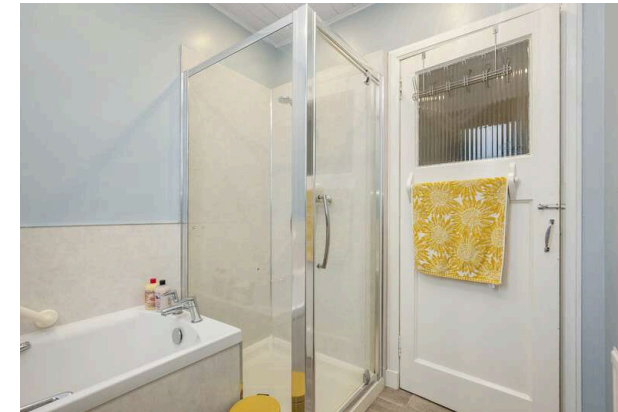
## Price & Viewing

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.

