



Offers Over

**£160,000**

## 29 Dean Park

Newtongrange | Midlothian | EH22 4LX

A fantastic opportunity has arisen to acquire this charming one bedroom end-terraced cottage pleasantly positioned within a quiet residential pocket of Newtongrange. Boasting private gardens and off-street parking while being close to superb amenities and transport links including Newtongrange Station, the property will undoubtedly appeal to first-time buyers, couples and those looking to downsize. Early viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Private front and back gardens
-  Driveway
-  EPC Band - E
-  Council Tax Band - G



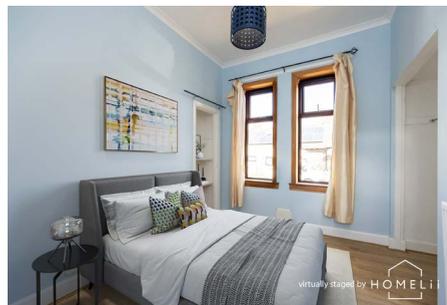
## Description

Internally, the property is presented in move-in condition while briefly comprising of; bright and airy lounge/diner with space for different configurations, twin windows and a useful overhead storage compartment, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas while being styled with light units and a wooden worktop, good sized double bedroom with integrated storage space and room for freestanding furniture, rear hallway with access via a Ramsay ladder to the partially-floored attic space, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

There is also scope for further development and extensions subject to the necessary planning permissions.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Lovely, well-kept private gardens can be found at both the front and back of the property offering ideal space for residents to enjoy and make their own. For the car owner, there is a driveway to the rear of the building for off-street parking. There is also unrestricted parking on-street to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

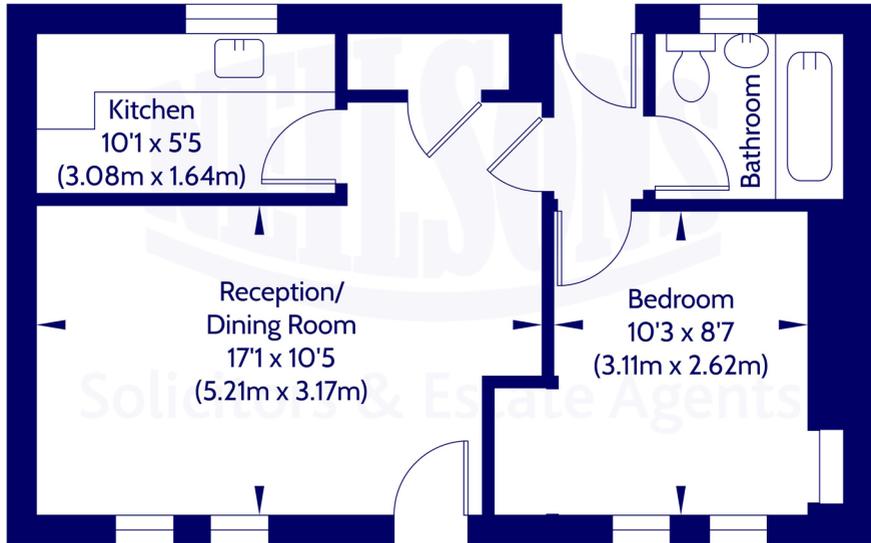
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive 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. Gross Internal Floor Area 40.08 Sq M / 431 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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