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Offers Over
£210,000

67 Sixth Street

Newtongrange | Midlothian | EH22 4JY

Extended semi-detached cottage with private gardens quietly positioned within the popular village of Newtongrange, close to excellent amenities including the local primary school with good transport links nearby. The property has been renovated throughout with the finishing touches required by the new owner

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The entrance vestibule leads to an inner hallway with a hatch to the partially floored attic. The reception room, with a peaceful rear garden aspect, features a modern color scheme. The newly installed fitted kitchen offers a range of white gloss fronted wall and base units, matching worktop and splash backs, an integrated hob and eye-level oven, and a rear door. The principal bedroom, situated at the front, boasts a pleasant box bay window with built-in seating and storage, along with mirror-fronted full-height built-in wardrobes. The second well-proportioned double bedroom also benefits from mirror-fronted built-in wardrobes. The bathroom features a crisp white three-piece suite, a Mira electric shower over the bath, and acrylic panels around.



Extras

The property shall be sold with all fixtures, fittings and integrated appliances

Gardens & Parking

The rear garden is fully enclosed with a hedgerow border, while further benefitting from a good size patio and lawn area, to the front is a peaceful courtyard garden and ample on street parking is available

Viewing

Please contact Neilsons on 0131 625 2222.2.





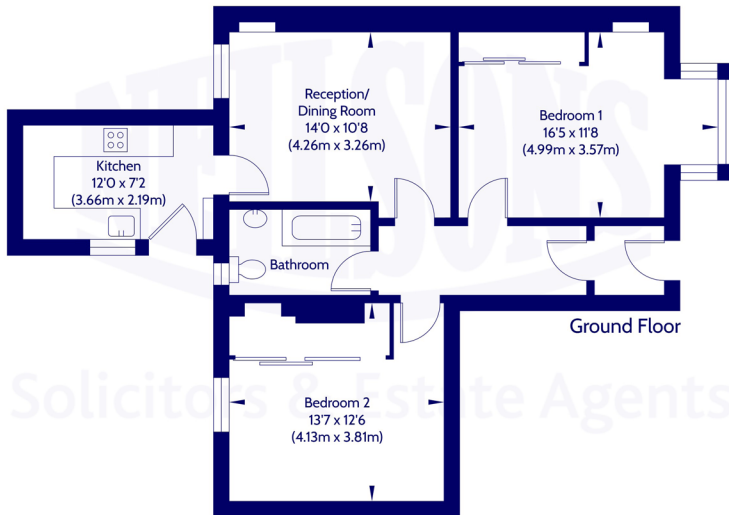
Location

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 69.26 Sq M / 745 Sq Ft.



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.



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