



26 Lady Road Place, Newtongrange, EH22 4SU





## Welcome

Welcome to 26 Lady Road Place a modern two-bedroom end-terraced house situated in a much sought-after, popular, yet quiet residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is still only a short walk from Newtongrange train station. The accommodation is presented in good clean condition throughout having been well maintained by its owners. There are private garden grounds to the front and rear, with side access, a driveway and additional on-street parking. 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, and we would recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with dual aspect windows and stairs to the upper level
- Fitted dining kitchen with a large under stair store cupboard, a range of base and wall units, oven, electric hob, extractor, washing machine, and American style fridge freezer
- Upper hallway with loft access and store cupboard
- Bedroom one with window to the rear, and built-in wardrobes open wardrobes
- Bedroom two with twin windows to the front
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Double glazing and electric heating
- Lovely private garden grounds to the front and rear, summerhouse with power, ideal for outside entertaining
- Driveway for off-street parking







## Newtongrange

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being extremely 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 Borders Railway Line has also improved transportation links, with a station in Newtongrange within walking distance of the property, this the ideal commuter location.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free-standing white goods. No warranty applies any integrated, free-standing appliances or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be available



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

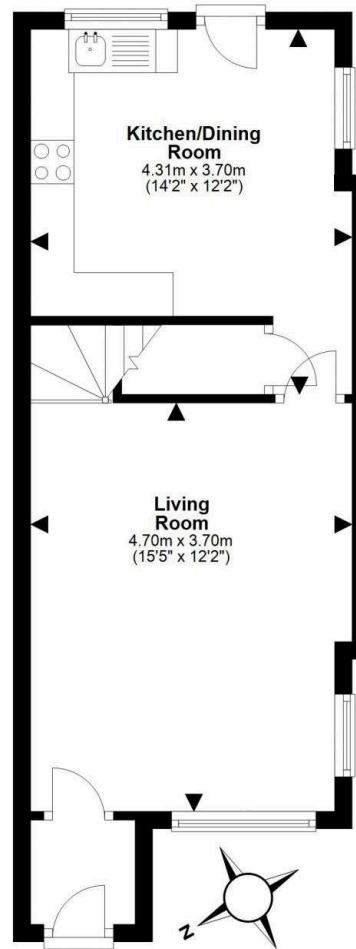
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

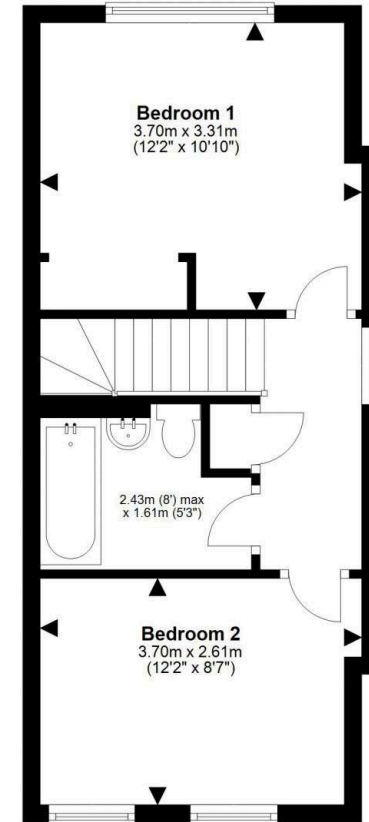
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.  
PlanUp 2024  
Plan produced using PlanUp.