

COULTERS[©]

15 GALADALE CRESCENT

NEWTONGRANGE, EH22 4RR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the popular Midlothian town of Newtongrange, this well proportioned semi-detached bungalow provides flexible accommodation. The property benefits from, a private, enclosed south-facing garden to the rear with a storage cupboard and front garden with shrubs and laid chipping stones. There is a shared driveway leading to the private single garage.

KEY FEATURES



Well proportioned semi-detached bungalow.



Two generous double bedrooms.



Private south-facing rear garden.



Private garage and on street parking.



Within close proximity of the local primary school.



Excellent local amenities nearby.

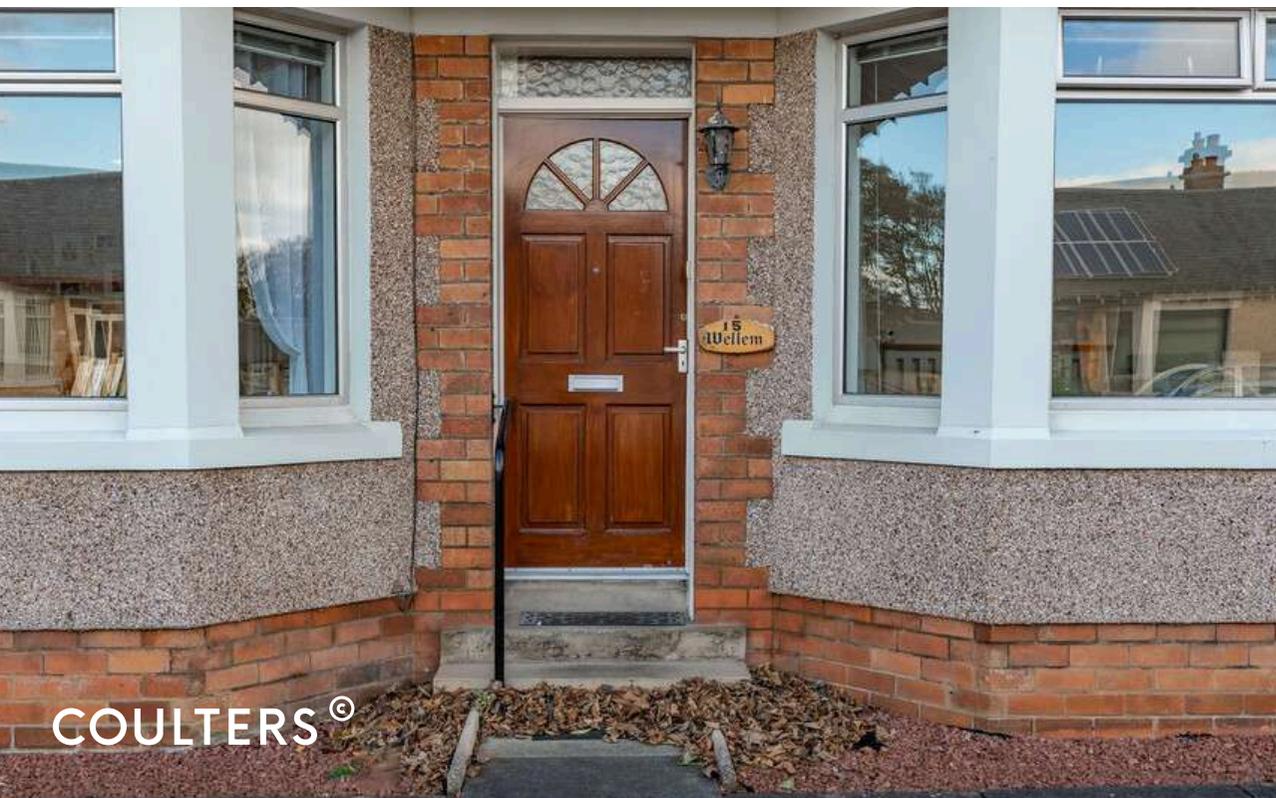




The property comprises; a welcoming vestibule and hallway, spacious sitting room with dining space, newly installed kitchen with a range of base and wall mounted cabinets, integrated oven, four ring gas hob and extractor hood and direct access to rear garden.

Two spacious double bedrooms, one with built in wardrobe space and a three piece family bathroom with overhead shower complete the accommodation. The property further benefits from gas central heating and double glazing throughout.





THE LOCAL AREA

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very 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

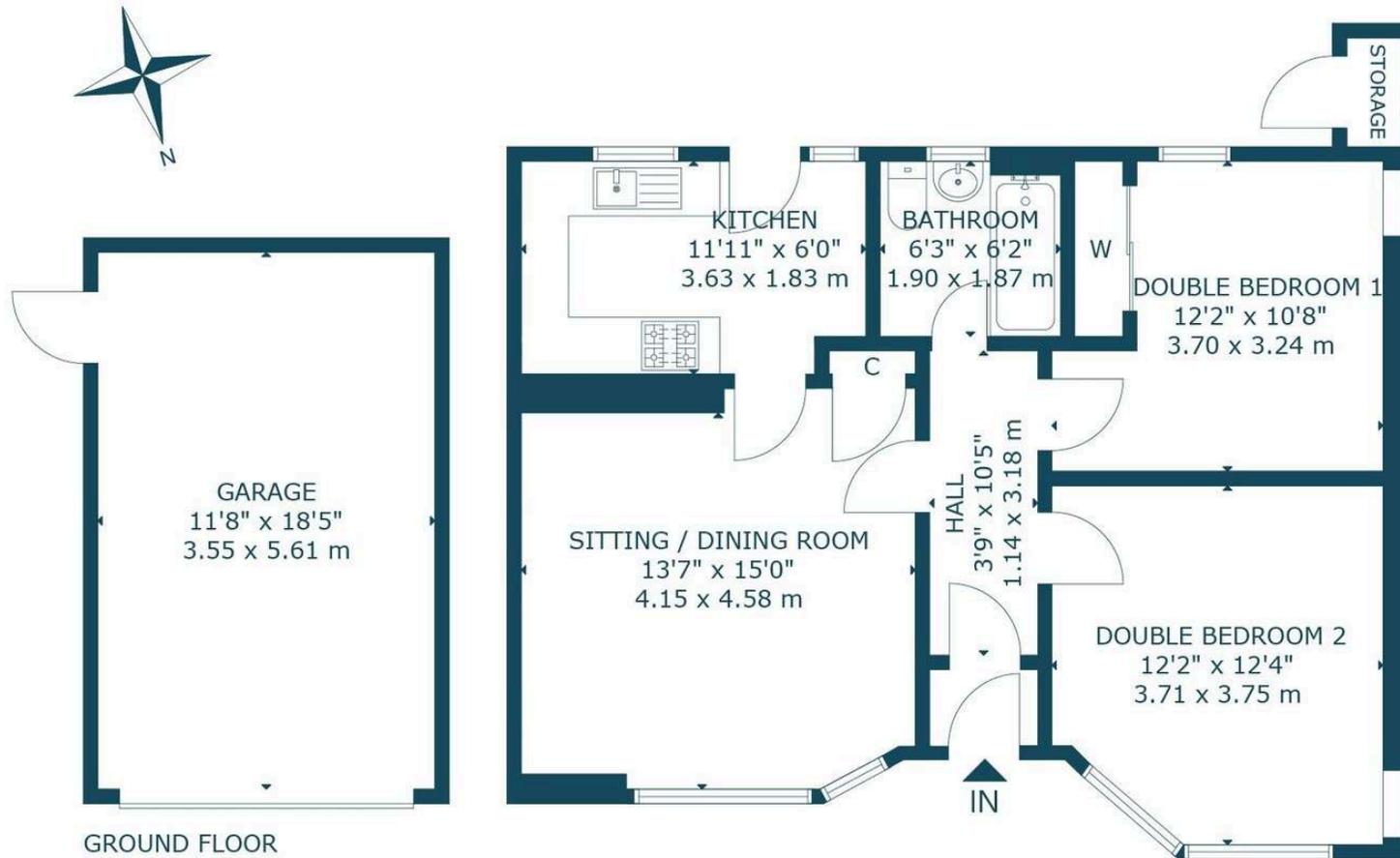
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Rise
&
SHINE

COULTERS ©

Hotpoint



15 GALADALE CRESCENT, NEWTONGRANGE, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 671 SQ FT / 62 SQ M

GARAGE 214 SQ FT / 20 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.