



11 Mansfield Avenue, Newtongrange, EH22 4SH





## Welcome

Welcome to Mansfield Avenue, this well-proportioned three bedroom lower villa offers excellent family sized accommodation with private gardens to the front and to the rear. The property would benefit from some modernisation making this an ideal opportunity for the buyer to make their own. Ideally located in the popular village of Newtongrange close to many local amenities, schooling and swift transport links. Given the demand of three bedroom properties in this area, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious front facing living room.
- Kitchen to the rear with direct access to the rear garden.
- Three double bedrooms.
- Bathroom.
- Enclosed garden to the rear and to the front.
- Gas central heating.
- Single glazing.







## Newtongrange

Newtongrange forms part of a thriving community, lying approx., seven miles southeast of Edinburgh City Centre being very 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 construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

## Extras

Included in the sale are lighting fittings, curtains and blinds where fitted and the white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.



# Get in touch

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

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

 0131 240 3818

Property Hub:

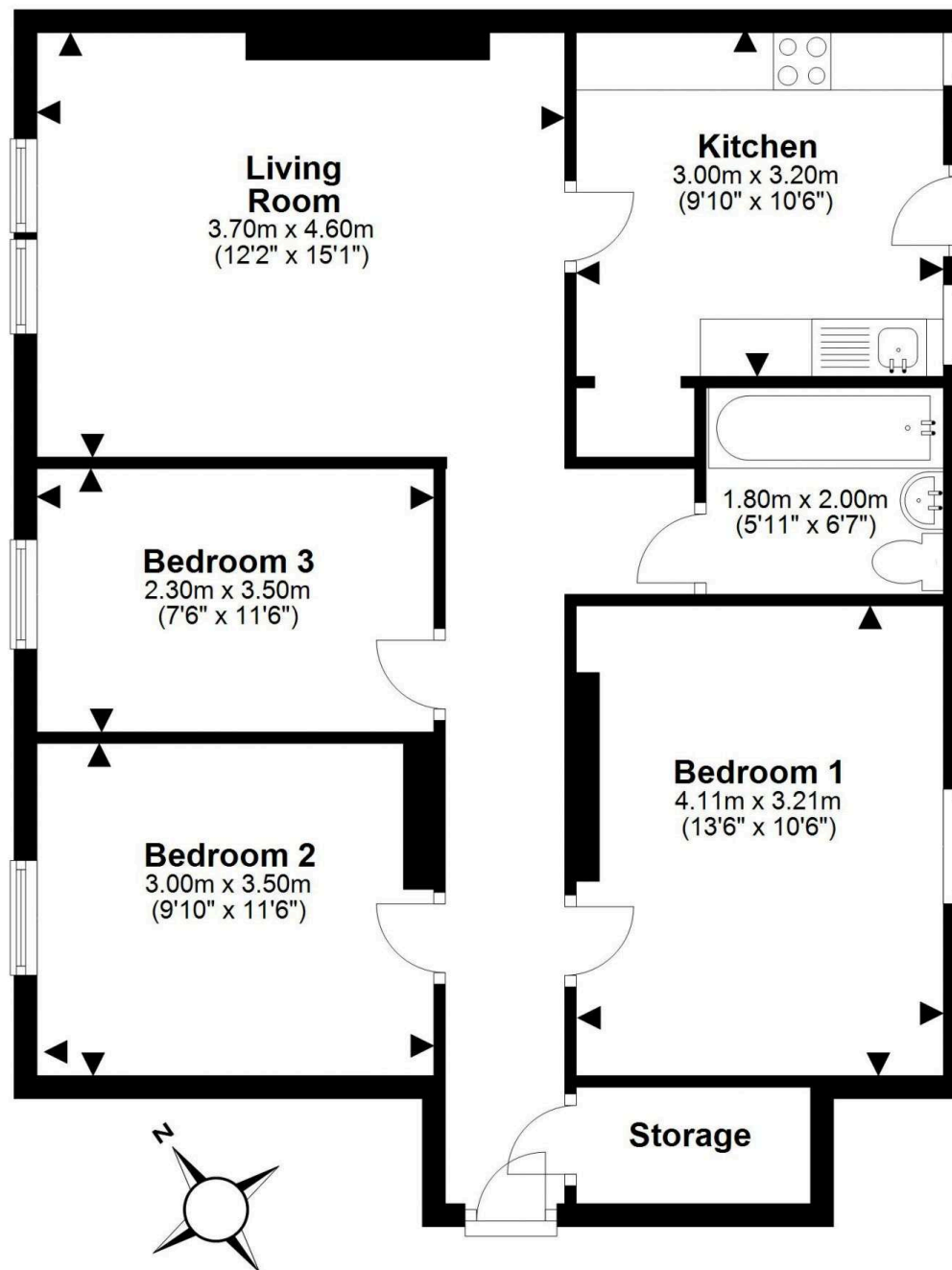
25-27 High Street, Dalkeith  
EH22 1JB

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.



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.  
Plan produced using PlanUp.