










Offers Over

£205,000

18 Suttieslea Crescent

Newtongrange | Midlothian | EH22 4AR

An excellent opportunity has arisen to purchase this charming 2 bedroom detached bungalow affording a large corner plot with sizeable garden grounds to the front, side and rear together with an extensive paved driveway providing off-street parking for several vehicles.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



Description

Pleasantly positioned within a quiet residential pocket of Newtongrange, within easy reach of many local amenities and transport links. The property shall undoubtedly appeal to the retirees or those looking to downsize, yet would also make a fantastic home for the professionals or small families alike. It should be noted that the property offers excellent development/extension potential (subject to the relevant permissions being obtained) and could be well suited to those with a vision to adapt and develop to their own personal specification.

The light and well proportioned accommodation comprises; entrance hallway with good storage provisions. There is a dual aspect lounge/diner with lovely open views to the front and features a fireplace. The modern kitchen is located off the lounge, fitted with a range of wall and base units with built-in hob and oven. A sunroom is located to the rear, accessible from the kitchen, fitted with electric heating and leads to the rear garden. There are two generous double bedrooms, one with built-in wardrobes and the bathroom comprises of a white three piece suite with electric shower over bath. In addition, there is a partially floored attic with Ramsay ladders providing additional storage provisions and further benefits include gas central heating system with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob and oven. The 3 garden sheds shall also be included in the sale.

Gardens and driveway

A great feature of this fine home is the sizeable garden grounds surrounding the property. Located to the front is a sizeable, paved driveway providing valuable off-street parking for several vehicles. The spacious gardens to the side and rear offer fantastic potential and house the three garden sheds, which shall be included in the sale.

Viewing

By appointment with Neilsons on 0131 625 2222.





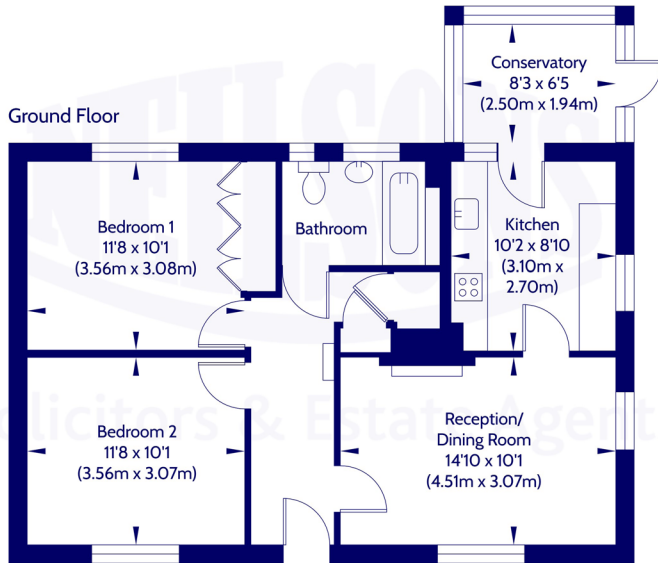
Location

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 65.54 Sq M / 705 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

