



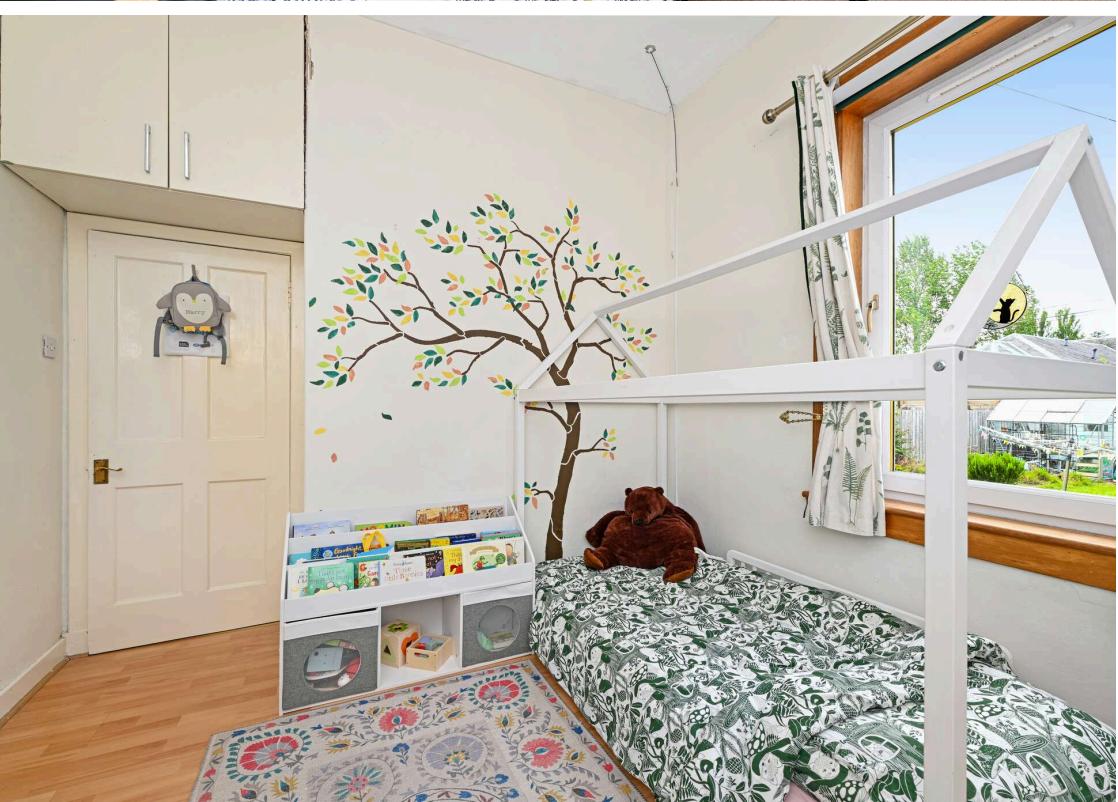
29 Abbey Grange, Dalkeith, EH22 4RJ



## Welcome

Welcome to 29 Abbey Grange, an excellent opportunity for first-time buyers or individuals seeking to downsize. McDougall McQueen are pleased to offer this two-bedroom semi-detached bungalow, situated in a highly regarded residential area in the village of Newtongrange, Midlothian. The property offers well-proportioned ground floor accommodation, with generously sized gardens to both the front and rear. Conveniently located near local amenities and within easy walking distance of Newtongrange train station, the residence is presented in good order throughout and includes double glazing, gas central heating, multi-fuel stove, a driveway to the rear, an attached brick-built store, and a garden studio/office equipped with lighting, power, and fibre optic connectivity. Due to its desirable location and property style, early viewing is recommended.

- Spacious accommodation presented in good clean condition throughout
- Double glazed porch
- Entrance vestibule
- Hallway with loft access
- Living room with front facing window, fireplace with multi fuel stove, and open press style storage
- Fitted kitchen with a range of base and wall units, gas hob, double oven, extractor, integrated wine cooler, washing machine, and fridge
- Spacious main bedroom with bay window to the front, and an open shelved Edinburgh press
- Bedroom two with rear facing window with open Edinburgh press and storage
- Family bathroom with three-piece white suite, electric shower over the bath, folding shower screen, wc, sink, and heated towel radiator
- Gas central heating, double glazing, attached brick-built store, and greenhouse
- Garden office/studio with power, and fibre optic
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining
- Off street parking to the side provided by a gated driveway, and unrestricted on-street parking to the front





## 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 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: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods and the garden studio/office. No warranty applies to any integrated appliance, free-standing white goods or 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)

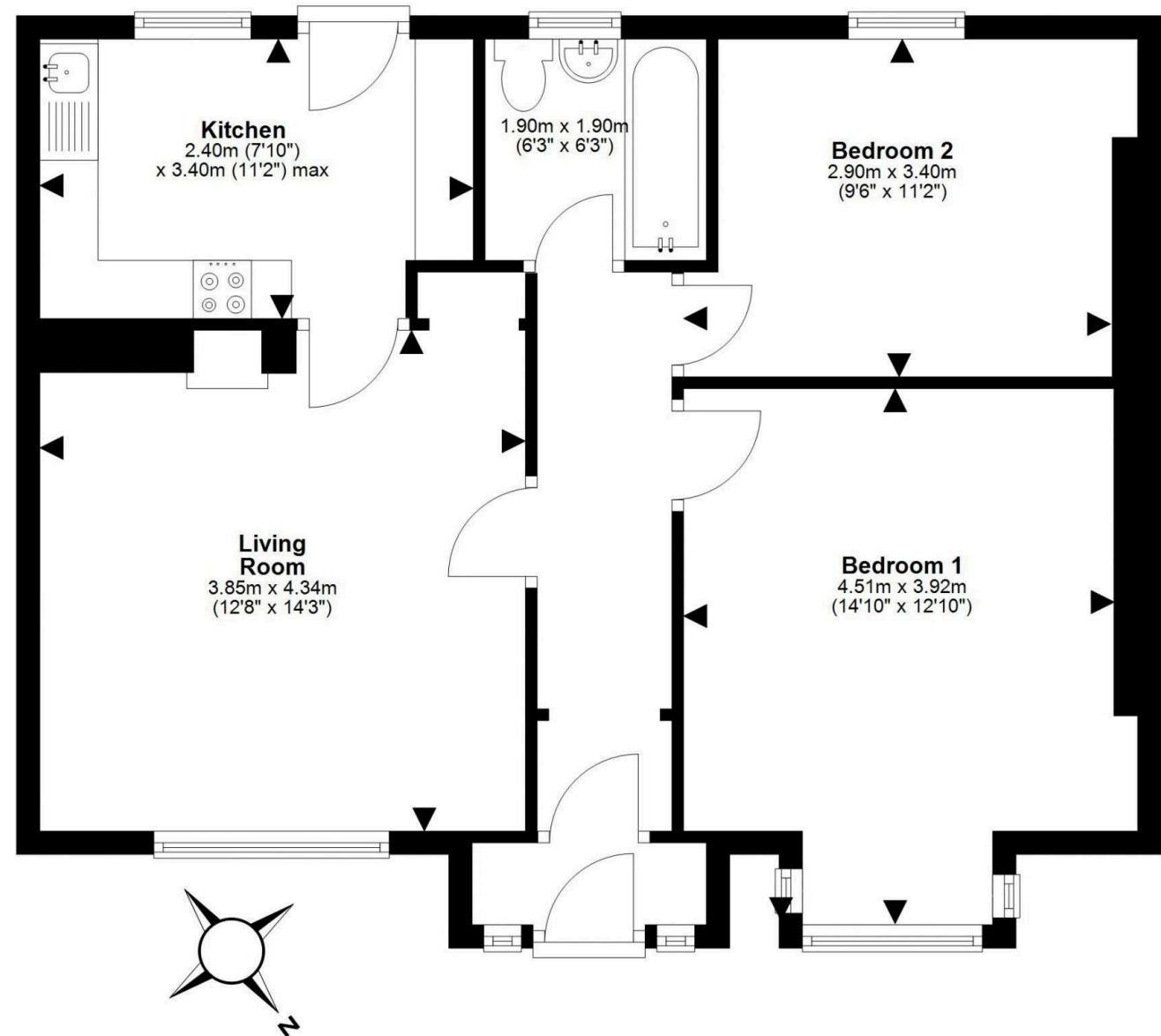
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.