



52 Gardiner Place, Newtongrange, EH22 4RS



Welcome

Welcome to 52 Gardiner Place - a spacious two-bedroom upper main door flat, part of four in a block, situated in a popular residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is only a short walk from Newtongrange train station. The accommodation is presented in good clean condition throughout with good sized private garden grounds to the side and rear with a gated driveway providing off-street parking. This property is ideal for first time buyers, professional couples or even those looking to downsize. Viewing is by appointment only.

- Main side door entry
- Upper hallway with large store cupboard and loft access
- Spacious living room with twin front facing windows and gas fire
- Fitted kitchen with a range of wall and base units, store cupboard, electric cooker, fridge freezer, and washing machine
- Two double bedrooms, one with a shelved store cupboard
- Family shower room with corner shower, wc and sink
- Gas central heating and double glazing
- Private garden grounds to the side and rear
- Gated driveway for off-street parking





Newtongrange

Newtongrange is a charming former mining village situated in the heart of Midlothian, conveniently located just seven miles south of Edinburgh city centre. Boasting excellent transport links, including a railway station on the Borders Railway and regular bus services, residents enjoy easy access to both the capital and surrounding areas. The village offers a range of local amenities including shops, primary schools, and community facilities, as well as scenic parks and open green spaces ideal for family walks and leisure activities. Community spirit is strong, with various clubs and events taking place throughout the year, making Newtongrange an ideal location for families and professionals alike seeking a balance of village atmosphere and urban convenience.

Extras

Included in the sale are: Remaining floor coverings, light fittings, blinds where fitted, cooker, washing machine, fridge freezer and kettle. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen.



Get in touch

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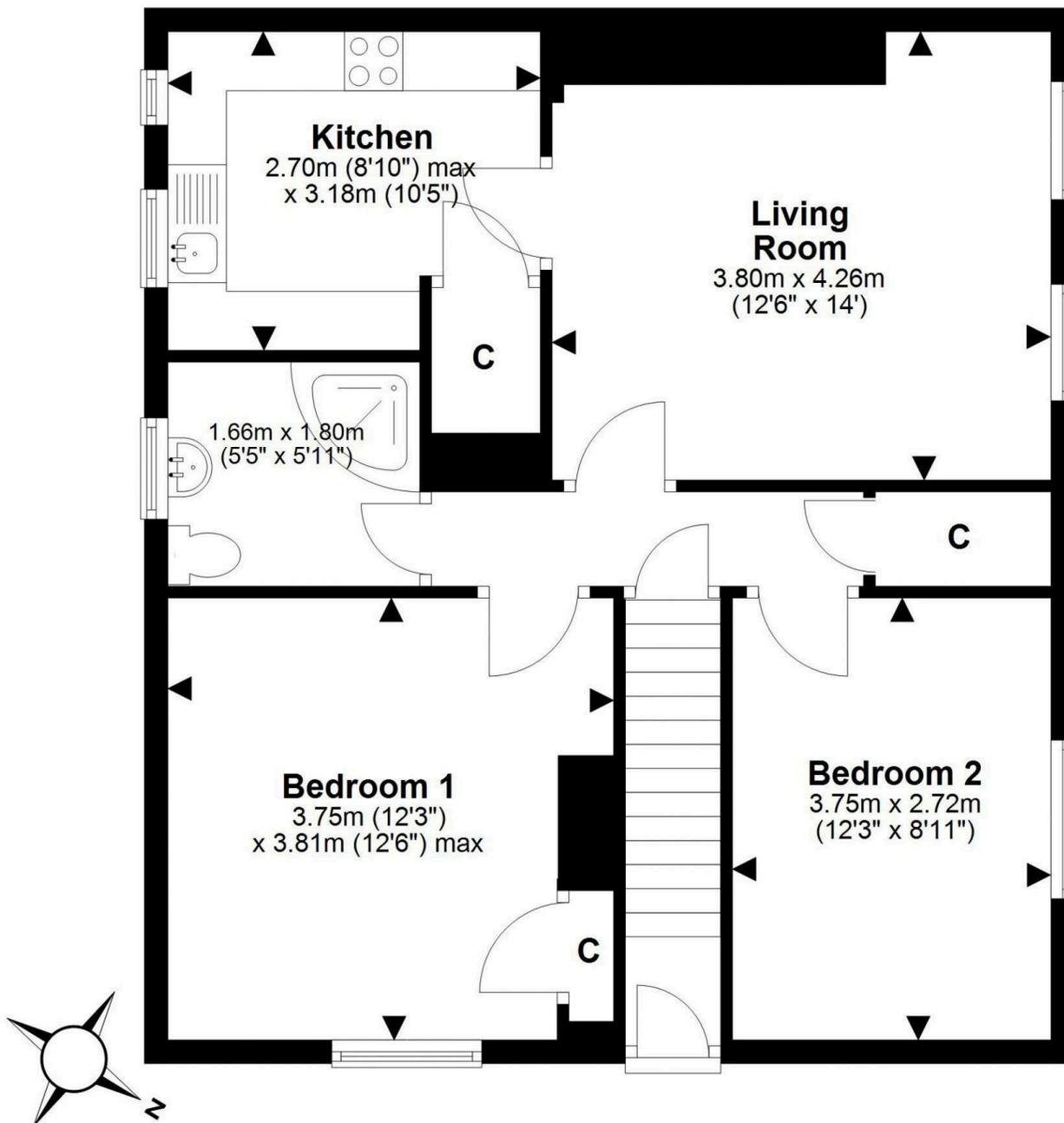
25-27 High Street, Dalkeith
EH22 1JB

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 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.