



28 Sixth Street, Newtongrange, EH22 4JZ

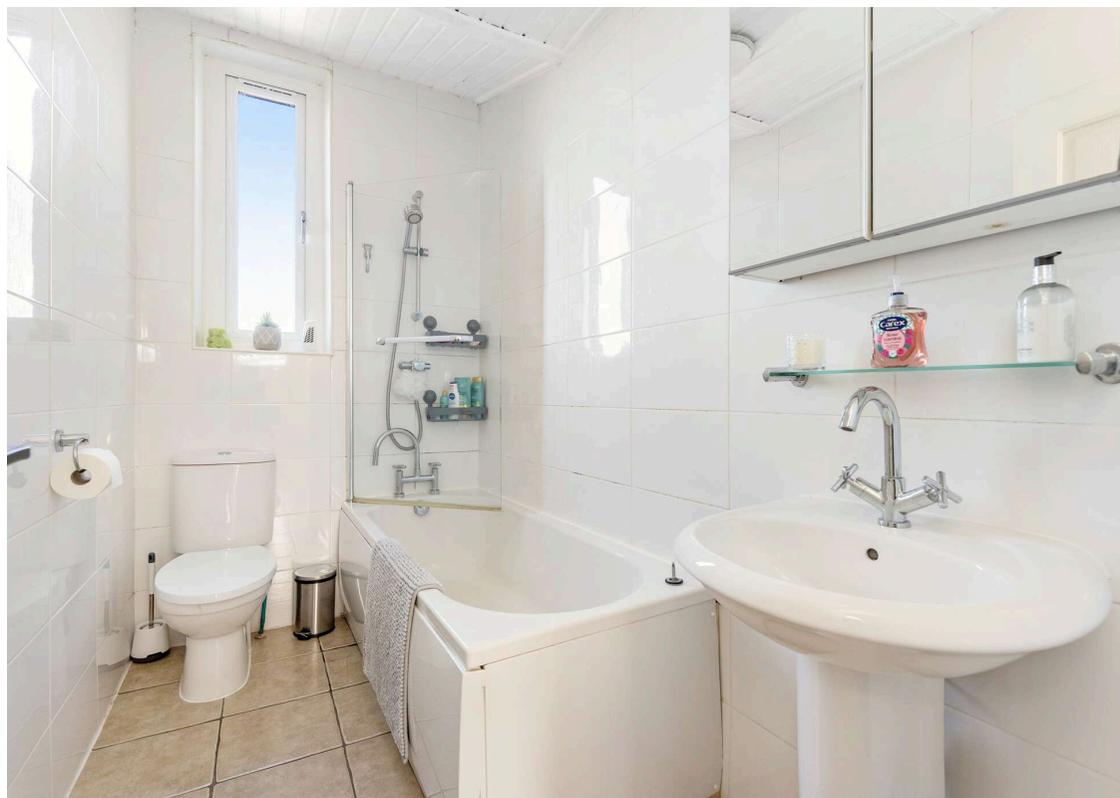


Welcome

Welcome to 28 Sixth Street, a spacious two-bedroom terraced cottage ideal for first time buyers, young families and those looking for ground floor living. This lovely property is situated near local amenities and just a short walk from Newtongrange train station. It features recent replacement double glazing, gas central heating, recent new kitchen, private gardens front and rear, large detached garage with light and power situated to the rear with a driveway providing parking. The property is presented in turnkey condition throughout and an appointment to view is highly recommended and should be made at your earliest convenience.

- Superb much sought-after location
- Spacious accommodation presented in turnkey condition
- Open storm porch entrance
- Hallway with Ramsay ladder loft access (floored and lined storage with light)
- Main double bedroom with front facing bay style window, and open built-in shelved storage
- Double bedroom two with rear facing window and built-in shelved open storage
- Living room with rear facing window, boiler store cupboard, electric stove style fire, fire surround, picture rail, cornice, and ceiling rose
- Lovely newly fitted kitchen with French doors to the rear, a range of base, wall, and larder units, quality worktops, induction hob, oven, and integrated fridge freezer
- Family bathroom featuring a three-piece white suite, shower over the bath with shower screen, fully tiled with a heated towel radiator
- Gas central heating and recent double glazing and doors
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining
- Large, detached garage with light and power
- Driveway





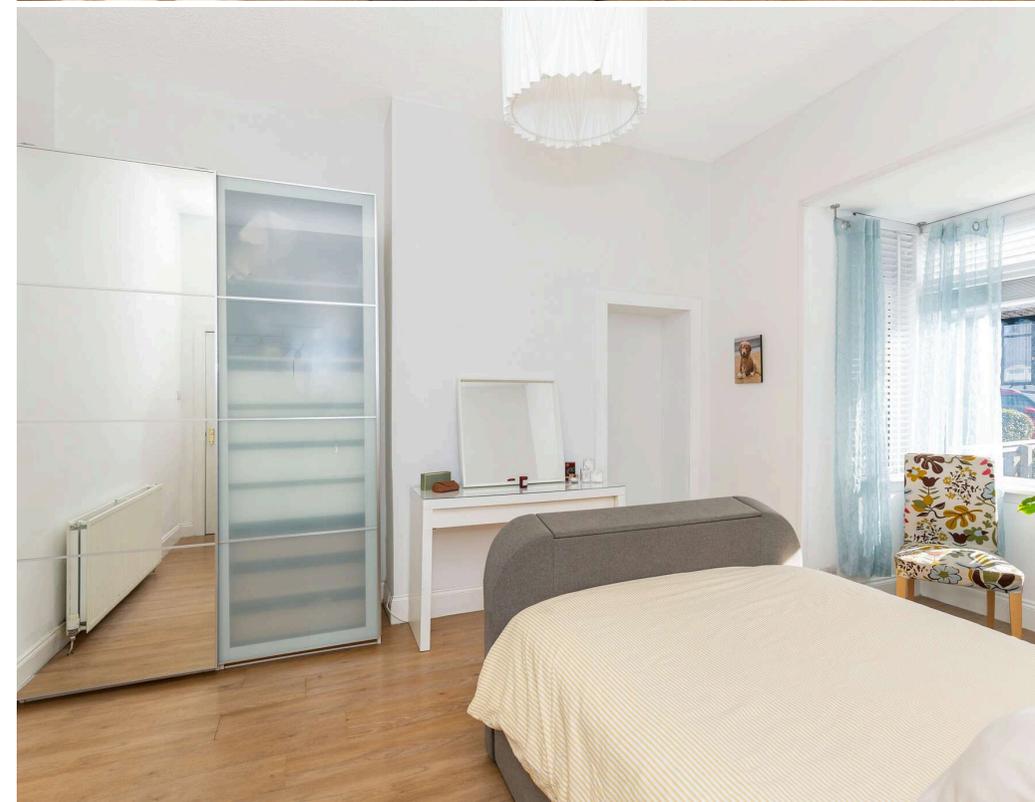


Newtongrange

Newtongrange is a charming former mining village situated in Midlothian, just seven miles south of Edinburgh city centre. Renowned for its rich industrial heritage and welcoming community spirit, the area benefits from excellent transport links including a rail station with regular services to Edinburgh and Tweedbank. Local amenities comprise schools, shops, cafés, and leisure facilities, while the nearby countryside offers scenic walks and outdoor pursuits. Newtongrange is an ideal location for families and professionals seeking a blend of village tranquillity and easy city access.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.





Get in touch

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Property Hub:

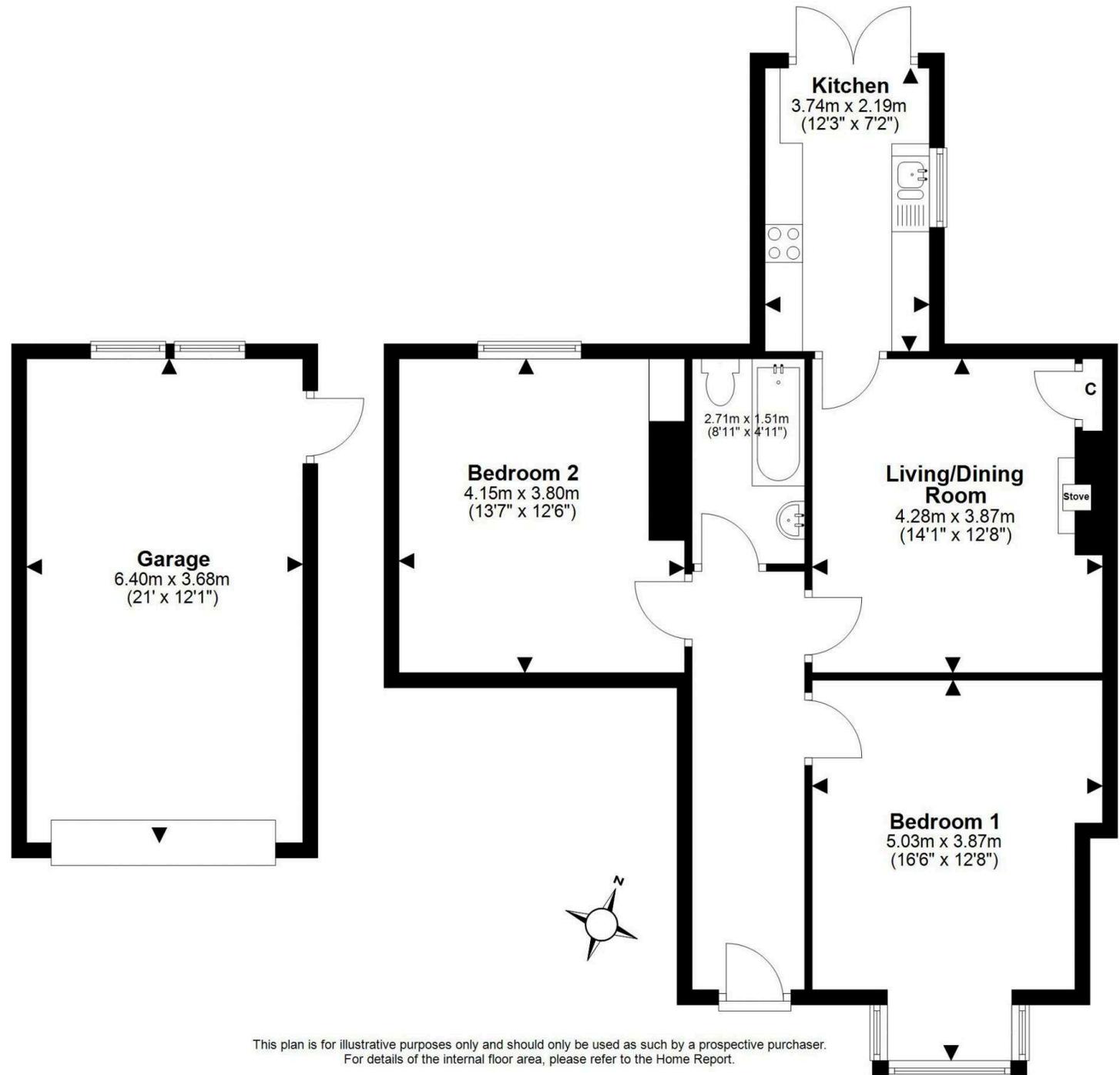
25-27 High Street, Dalkeith
EH22 1JB

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 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.