

**24 Ninth Street, Newtongrange,  
EH22 4JJ**

**FIXED PRICE £280,000**



drummondmiller



- Extended 4 bed semi-detached bungalow
- Living room and separate kitchen/dining room
- 4 spacious double bedrooms
- Bathroom with bath and walk-in shower
- Private front and back garden space
- Perfect commuter base
- 5 minute walk to local primary school and park
- EPC D





### Description

Seldom available this 1930's extended semi-detached bungalow would make for a great family home. The property is set in much sought-after Newtongrange, Dalkeith. In brief, the accommodation comprises of an entrance/porch leading into the hallway. The spacious living room is filled with light from the large bay windows. There is a large kitchen/dining room with patio doors leading onto the garden. The four double bedrooms are generously proportioned and the bright bathroom benefits from having a bath and also a separate walk-in shower. This property has private garden grounds to the front and rear. Gas central heating is complemented by double glazing.

### Gardens and parking

There gardens to the front and rear of the property.

### Location

The small Midlothian town of Newtongrange is situated on the A7 near Dalkeith approximately 10 miles south east of Edinburgh City Centre. It is surrounded by open countryside and only a few minutes away from the River Esk, country parks and golf courses. The town has expanded in recent years through modern development and has evolved into a popular commuter base due to a new train station and excellent road connections into the centre of Edinburgh (10 miles). It has a central park, primary school, library, shops, banks and excellent services all within the town. A major Tesco supermarket lies on the periphery of Dalkeith and the retail parks at Straiton and Fort Kinnaird are both readily accessible as is the City Bypass and the Shawfair Park and Ride facility.

### Extras

The sale price includes all carpets, curtains, floor coverings and white goods.

### Home Report

The property has been valued at £285,000 and the Home Report is available on the ESPC listing.

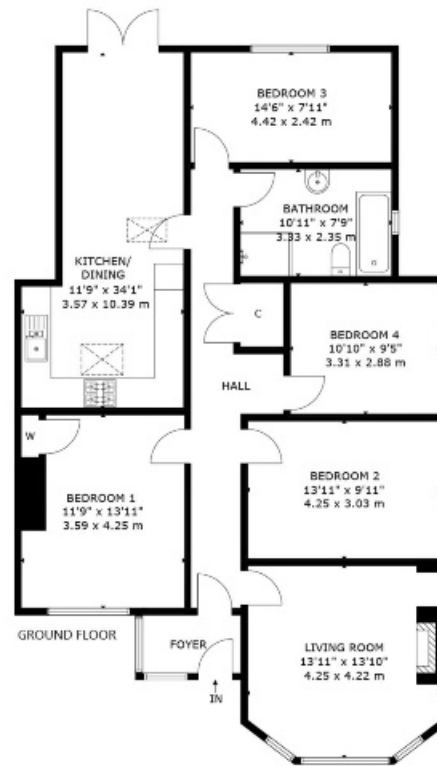
### Council Tax

It lies in Council Tax Band D and the EPC rating is D.

### Viewing

To view telephone Agent 0131 243 1235 (07595820611 out with office hours)





24 NINTH STREET, NEWTONGRANGE, EH22 4JJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,280 SQ FT / 119 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller