

29 Main Street, Newtongrange Dalkeith, EH22 4PQ

OFFERS OVER £315,000



drummondmiller



- 3 Bed end terrace house with box room
- Spacious & bright living area with a wood-burning stove
- Modern kitchen & dining space with a conservatory
- Downstairs WC
- Well-maintained private garden for outdoor enjoyment
- Gas central heating and double glazing
- 5 minute walk to local primary school and park
- EPC D

Description

Upon entering, you are welcomed into a bright hallway that leads to the heart of the home. The generous living room provides a perfect space to relax or entertain. The well-appointed kitchen features ample worktop space and appliances, making it a delight for home cooks. A charming conservatory floods the space with natural light, offering an additional reception area ideal for dining, a home office, or a tranquil lounge overlooking the garden. Completing the ground floor is a spacious double bedroom, box room, along with a convenient WC.

Upstairs, the property continues to impress with two further well-proportioned double bedrooms, a versatile box room provides the perfect space for a home office, nursery, or additional storage. The modern family bathroom is fitted with a stylish suite, including a bathtub with an overhead shower, ensuring both comfort and convenience.





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.

Gardens and parking

The home is complemented by private front and rear gardens, perfect for outdoor relaxation and entertaining.

Extras

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

Home Report

The property has been valued at £325,000 and the Home Report is available on the ESPC listing.

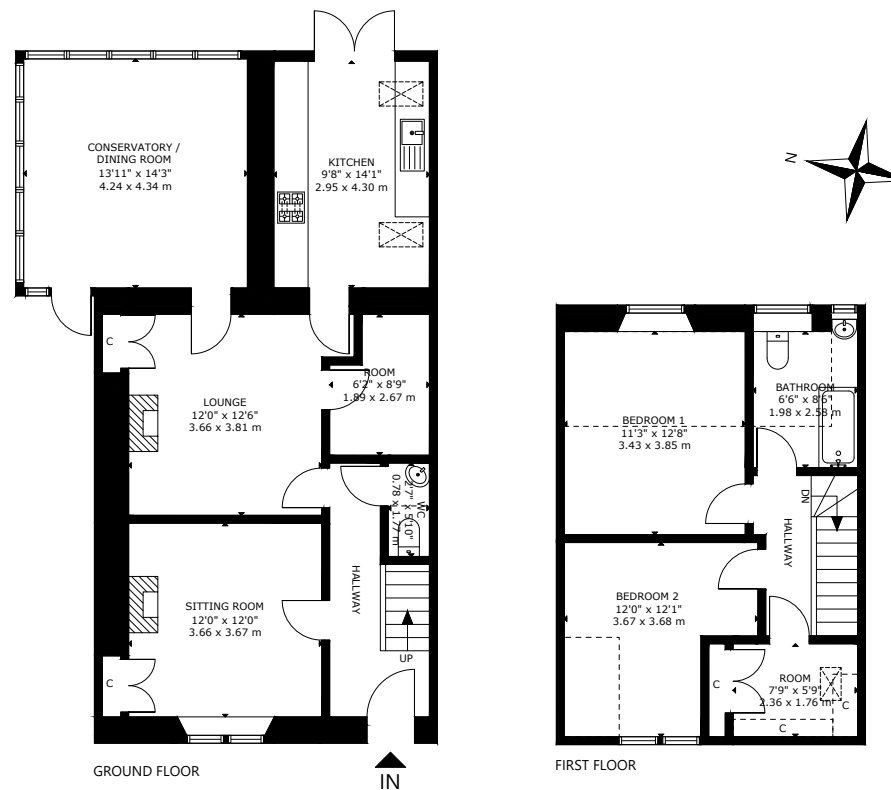
Council Tax

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

Viewing

To view telephone Agent 0131 229 3399.





29 MAIN STREET, NEWTONGRANGE, EH22 4PQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,316 SQ FT / 123 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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