



Deans Properties

Deans Solicitors and Estate Agents LLP



**6 Victoria Road
Newtongrange, EH22 4NN**



DETACHED BUNGALOW

- Living Room
- Kitchen
- Dining Room/Bedroom 3
- Conservatory
- Two Bedrooms
- Shower Room
- Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating - C



This tastefully presented detached bungalow lies in a quiet cul-de-sac in the popular mining village of Newtongrange, close to local amenities and within easy reach of Newtongrange Train Station and the City Bypass offering an easy commute to Edinburgh and the Borders. The accommodation comprises; generous, bay-windowed living room, modern kitchen, dining room/bedroom 3, conservatory, two good-sized bedrooms and shower room. There are neatly maintained, private garden to the front and rear and a large driveway and garage give ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, tumble dryer, dishwasher, lightshades, 2 grey units in living room, wardrobe in bedroom 2, sofa in conservatory and garden storage box. The appliances included are sold as seen with no warranty provided.

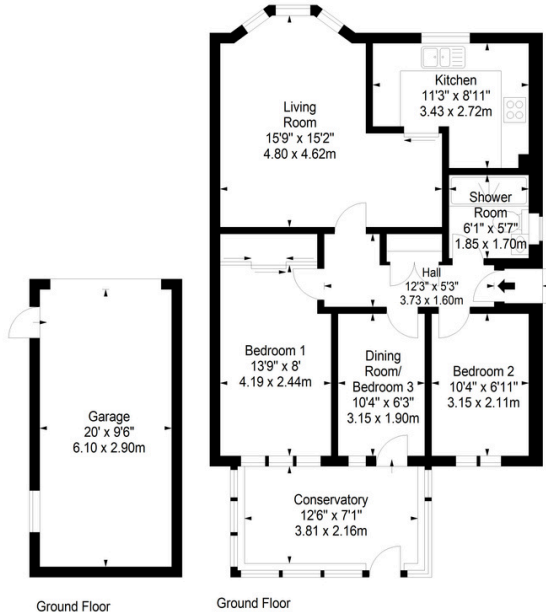


Victoria Road,
Newtongrange,
Dalkeith, EH22 4NN



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
Garage

Approx. Gross Internal Area
190 Sq Ft - 17.65 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk