




GARDEN STIRLING BURNET

39 NEWTON CHURCH ROAD,
DANDERHALL, DALKEITH, MIDLOTHIAN, EH22 1LY



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SUMMARY

This well-presented two-bedroom upper flat in Danderhall offers easy access to the surrounding countryside and a short 20-minute car drive to Edinburgh city centre, making it an ideal location for commuting professionals. The home further comprises a sun-facing reception room with a door to a sunny double-aspect kitchen, and a family bathroom with a shower-over-bath. Outside, 39 Newton Church Road benefits from on-street parking and generous established garden grounds and lies within easy reach of local amenities, shops, a school, parks, and bus/rail links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

FEATURES

- First-floor flat in Danderhall
- Private main entrance
- Part of a modern development
- Entrance hall with storage
- Sunny and spacious living/dining room
- Well-appointed dual-aspect kitchen
- Main bedroom with a wardrobe
- Versatile second bedroom with storage
- Modern bathroom with overhead shower
- Established garden grounds
- On-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

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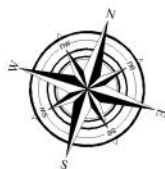
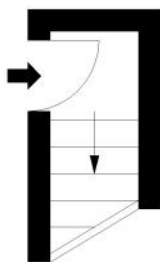
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

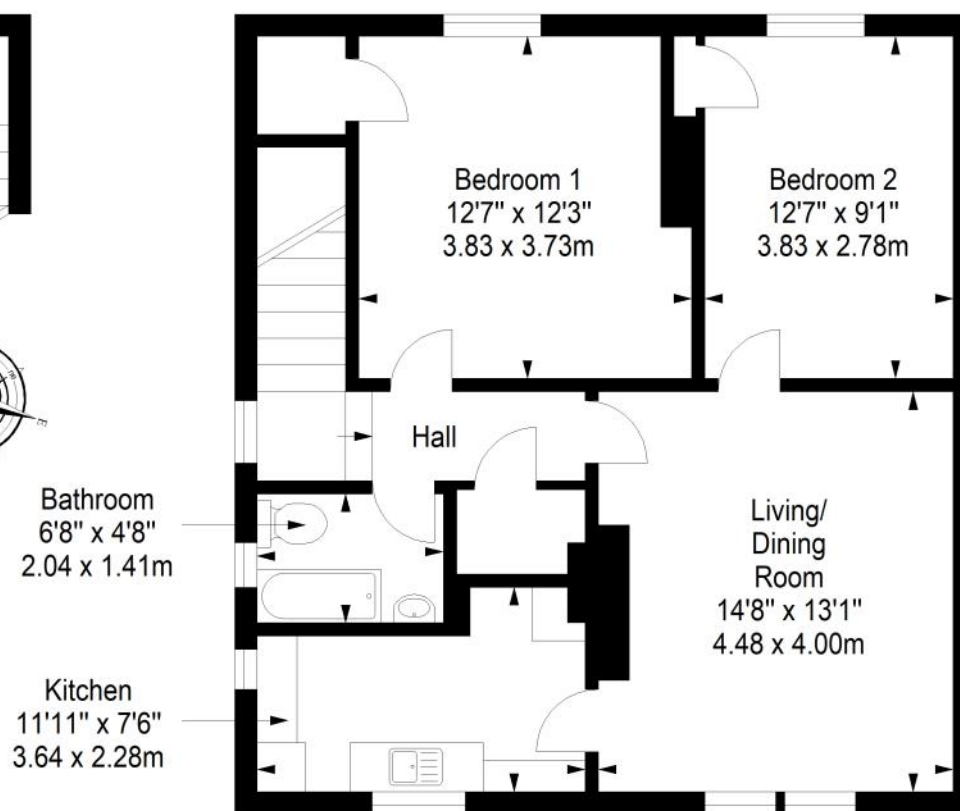
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 2.3 sq. metres (24.7 sq. feet)



First Floor
Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 sq. feet)