

**44 Ninth Street  
Newtongrange EH22  
4JJ  
Offers Over £270,000**

- Large living room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Dining room
- Three double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private back garden with bike store
- Off-street parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



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3



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EPC D



## Semi-Detached

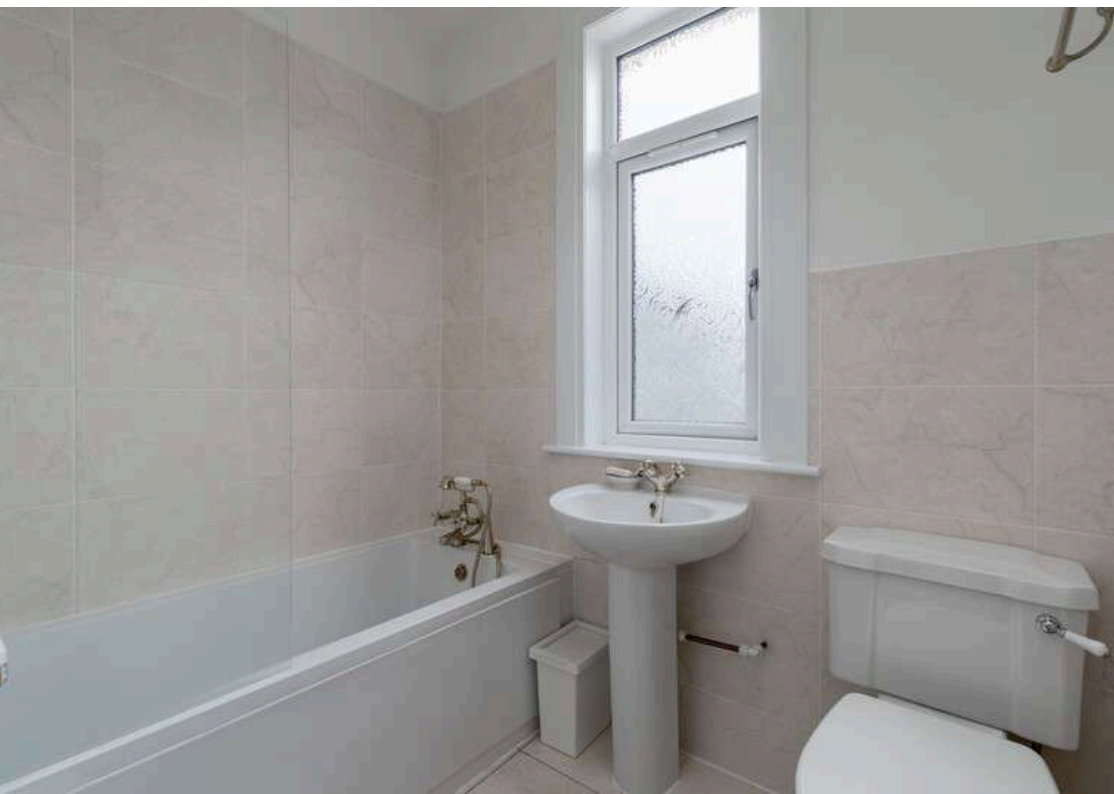
Blair Cadell are delighted to bring to market this well presented semi-detached bungalow in the popular village of Newtongrange. With three double bedrooms, superb local amenities and easy access to the capital, the property would be perfect for a range of buyers and must be viewed.

The accommodation comprises of a large living room perfect for relaxing with friends and family. Kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated fridge/freezer and white goods which are available by separate negotiation. A large dining room to the rear of the property which offers direct access to the back garden. There are three double bedrooms with the master featuring a lovely bay window. A family bathroom fitted with a three-piece suite and mains shower over the bath featuring a fantastic rainwater shower head. The hallway offers access to a partially floored attic. There is gas central heating and double glazing throughout for maximum efficiency. Private back garden which has a useful shelter for bikes along with outdoor store for garden tools. Off-street parking available via a driveway at the front of the property.

Newtongrange is located to the south of Edinburgh which can be easily accessed by the Borders Railway (approx 25 mins) or by bus/car along the bypass which also leads to the south via the A1, the international airport, and the central belt motorway network. Locally the town has a selection of specialist shops plus there is a Tesco superstore in nearby Eskbank. Further amenities can be found at Dalkeith's High Street which is nearby. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange Public Park, and vast expanses of open countryside along with Dalkeith country park and Go Ape. Schooling is well represented from nursery to senior level with a primary school only a five-minute walk away.

**Viewing by appointment on 0131 337 1800**

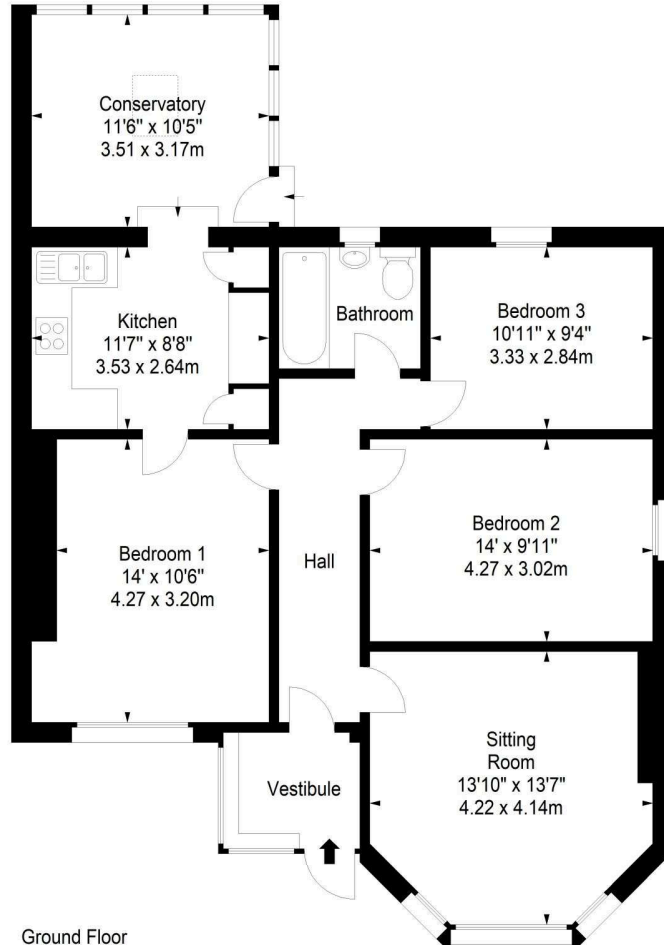




Ninth Street,  
Newtongrange,  
Dalkeith,  
Midlothian, EH22 4JJ



Approx. Gross Internal Area  
1007 Sq Ft - 93.55 Sq M  
For identification only. Not to scale.  
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Ground Floor



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