










Offers Over

£140,000

19 Gardiner Place

Newtongrange | Midlothian | EH22 4RT

A superb opportunity has arisen to acquire this impressive two bedroom main door lower villa, situated within a quiet pocket of Newtongrange. Close to excellent transport links and amenities whilst boasting a large private garden, the property will suit a variety of purchasers including first-time buyers and investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/diner with room for different configurations, modern fully-fitted kitchen with freestanding white goods and tiling in splash areas, first generous double bedroom with views of Arthur's Seat and The Pentland Hills, second sizeable double bedroom with space for freestanding furniture, and a fresh shower room with partial paneling, rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; freestanding fridge-freezer, cooker and washing machine, light fittings and fitted floor coverings.

Gardens and Parking

Private gardens can be found to both the front and rear of the property whilst the rear is large in size and offers lots of potential. For the car owner, there is on-street free parking for residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

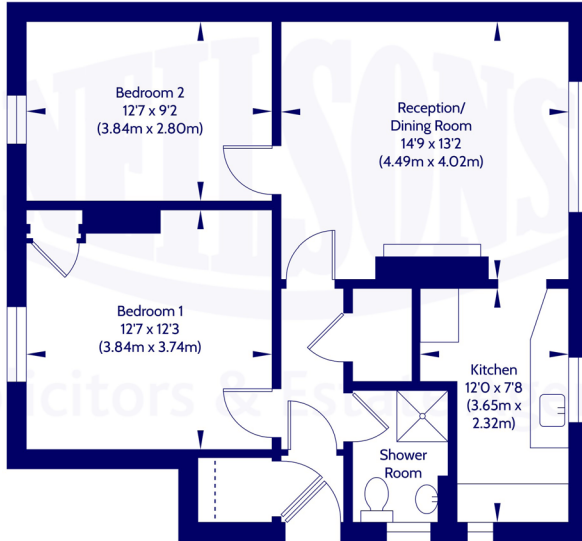
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating nearby to Edinburgh City Centre and surrounding areas.





Approx. Gross Internal Floor Area 62.85 Sq M / 676 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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