










Offers Over  
**£145,000**

## 49 Gardiner Place

Newtongrange | Midlothian | EH22 4RS

A superb opportunity has arisen to acquire this well-proportioned 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 and off-street parking, the property will suit a variety of purchasers including first-time buyers and investors. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Multi-car driveway
-  EPC Band - C
-  Council Tax Band - B



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance vestibule, hallway with a sizeable understairs storage cupboard, bright and airy lounge/diner with a gas fireplace, press cupboard and twin windows with a front-facing outlook, fully-fitted kitchen with a range of integrated white goods, garden access and a useful storage cupboard whilst being styled with dark wooden units and a marble-like worktop, two sizeable double bedrooms both with ample room for freestanding furniture and different configurations, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property lies a generous and well-kept South-facing private garden, mostly laid to lawn with a paved section allowing for garden furniture. There are also three sheds included, one of which is fitted with electricity. For the car owner, there is a multi-car driveway allowing for off-street parking for both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





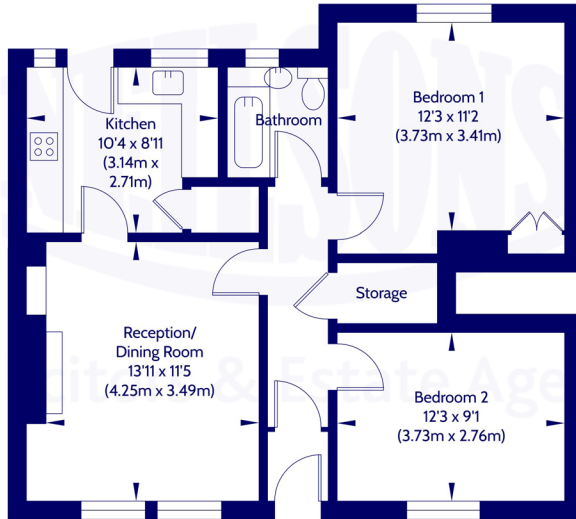
## Location

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 61.65 Sq M / 664 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

