



29 Eighth Street, Newtongrange, Midlothian, EH22 4JR

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McDougall McQueen are delighted to present to the market this two-bedroom semi-detached bungalow set in a much sought after residential location in the lovely Midlothian village of Newtongrange. If you have been looking for your first-time purchase, ground floor living, or even looking to downsize, then this is the one for you, as this property provides good all-round accommodation and ample good sized garden grounds to the front and rear. The property is close to all local amenities and is only a short walk from Newtongrange train station. Presented in good clean order throughout the property benefits from double glazing, gas central heating, gated driveway to the rear, attached brick-built store, and finally a Yurt (semi-permanent large round waterproof tent with base/floor & insulated walls), a fantastic addition to the garden with a number of uses.

- Spacious accommodation presented in good clean condition throughout
- Hallway with Ramsey ladder loft access (floored with insulation covering)
- Living room with twin front facing windows, living flame gas fire (not warranted) and fire surround
- Fitted kitchen with a range of base and wall units, ceramic electric hob, oven, extractor, washing machine, freezer, and large fridge
- Spacious main bedroom with bay window to the front, built-in wardrobes, and an open shelved Edinburgh press

- and built-in storage
- Family bathroom with three-piece white suite, featuring a double ended bath, mid mount taps, shower over the bath, wc, sink, and towel radiator
- Gas central heating, double glazing, and attached brick-built store
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining including the previously mentioned Yurt
- Off street parking to the rear provided by a gated driveway, and unrestricted on-street parking to the front



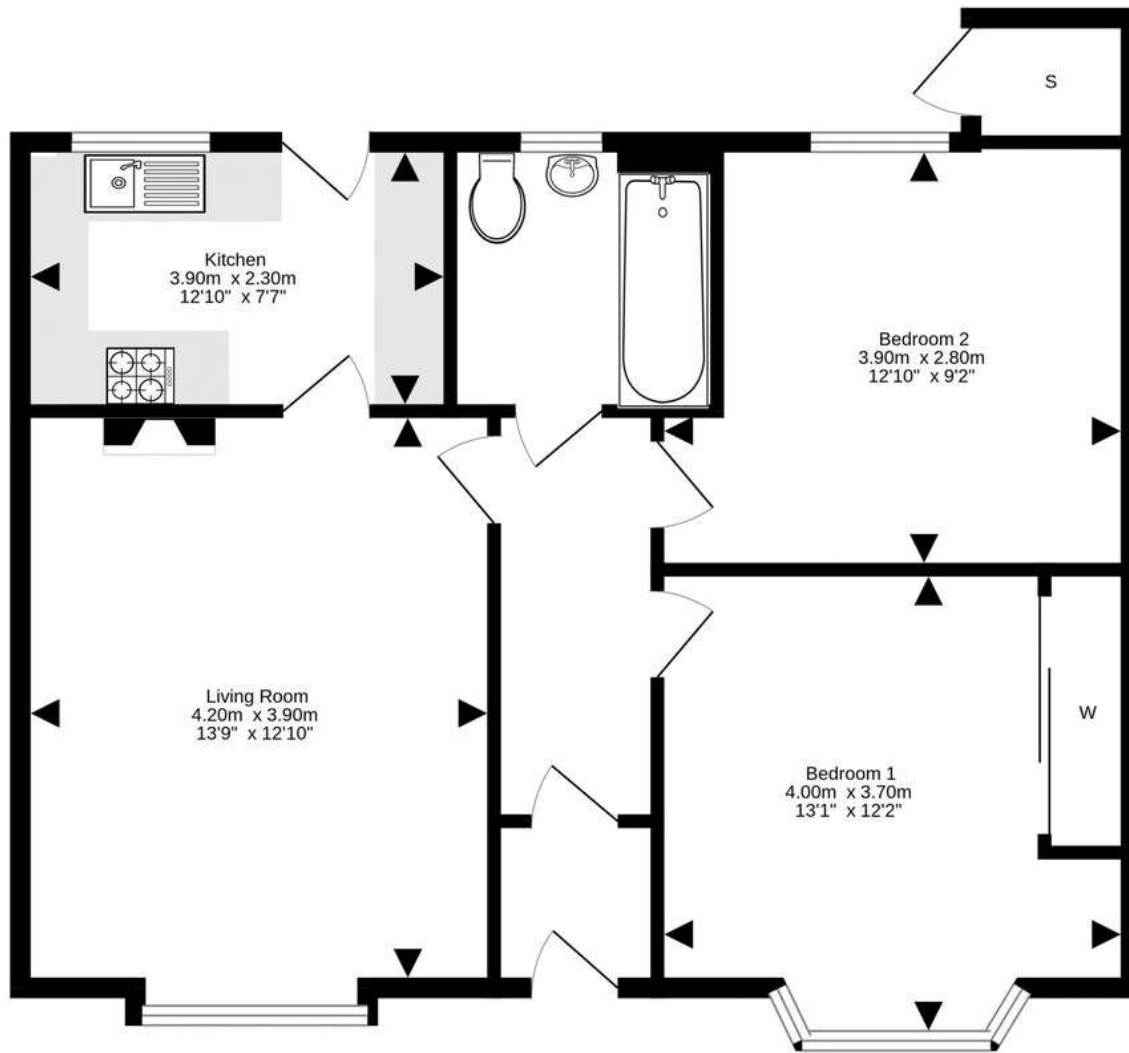
Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being extremely popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods and the Yurt. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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