



80 Dean Park, Newtongrange, Midlothian, EH22 4LN

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Lovely cottage providing surprisingly spacious accommodation all on one level. McDougall McQueen are delighted to present to the market this one-bedroom terraced cottage, with conservatory, 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 look no further, as this property provides great living and outside space. 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 is enhanced with double glazing, and gas central heating. Given how rare an opportunity this is and the superb location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance vestibule
- Open plan living and dining room with twin front facing windows
- Fitted kitchen with a range of base and wall units, ceramic hob, oven, and remaining white goods
- Inner hall with conservatory access
- Dwarf wall conservatory with light and power
- Bathroom with easy access bath, bath lift, mid mount taps and shower attachment, wc and sink with vanity unit
- Double bedroom with front facing window, built-in mirrored wardrobes, and store cupboard
- Gas central heating and double glazing (both relatively new)
- Private garden grounds to the front and rear providing a lovely space for outside entertaining with patio area, and two sheds
- Electronic retractable awning with remote control (fitted last year) with the capacity to provide flexible shade for patio area in rear garden



## 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.

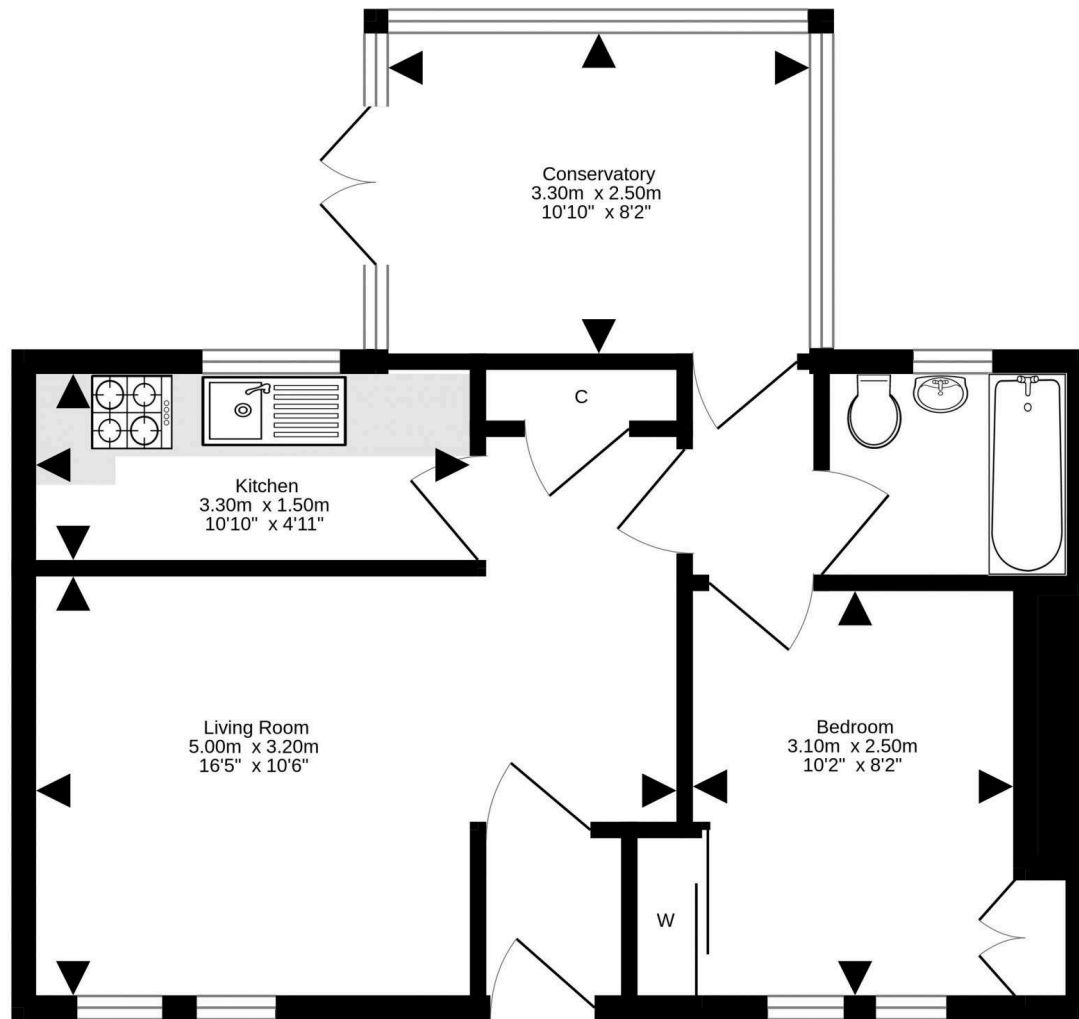
## Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances, remaining free-standing white goods, and garden sheds. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## 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.

