



54 Hamilton Crescent, Newtongrange, Midlothian, EH22 4BD

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Welcome to 54 Hamilton Crescent a spacious two-bedroom terraced house situated in a popular yet quiet residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is only a short walk from Newtongrange train station. The accommodation is presented in good clean condition throughout having been well maintained by its owners throughout the years. There are private garden grounds to the front and rear, with garden vennel access, ideal for outside entertaining, and ample on-street parking. This property is ideal for first time buyers, families, and investors alike.

- Excellent location close to all amenities
- Hallway with under stair store cupboard
- Spacious dining lounge with electric fire and surround, windows to both the front and rear
- Fitted kitchen with a range of base and wall units, worktops with matching splashbacks, additional store cupboards, including a larder style press, oven, gas hob, extractor, washing machine, and fridge freezer
- Upper hallway with loft access
- Bedroom one with twin windows to the front, over-stair

- store cupboard and built-in wardrobes
- Bedroom two with window to the rear
- Recently fitted family shower room, shower cubicle with electric shower, wc, sink, vanity unit, and towel radiator
- Gas central heating (recent boiler) and double glazing
- Lovely private garden grounds to the front and rear, ideal for outside entertaining
- Front to rear vennel access with externally accessed built-in store cupboard to the rear
- On street parking



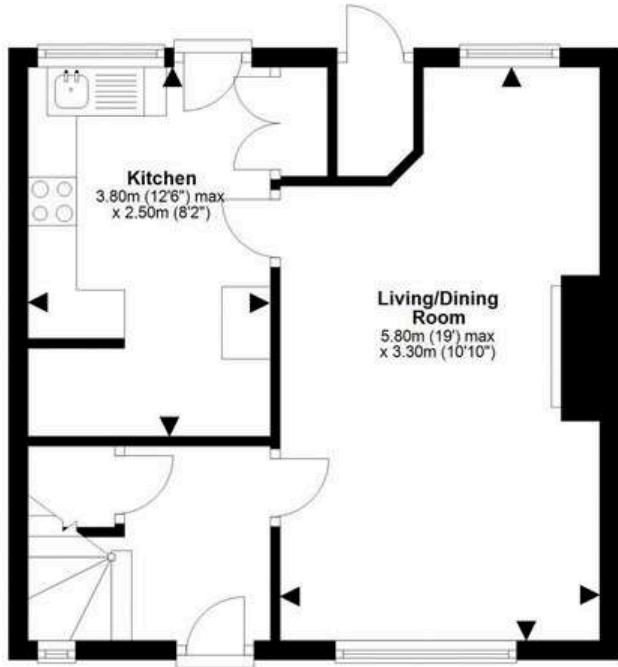
Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being very 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 Borders Railway Line has also improved transportation links, with a station in Newtongrange within walking distance of the property, this the ideal commuter location.

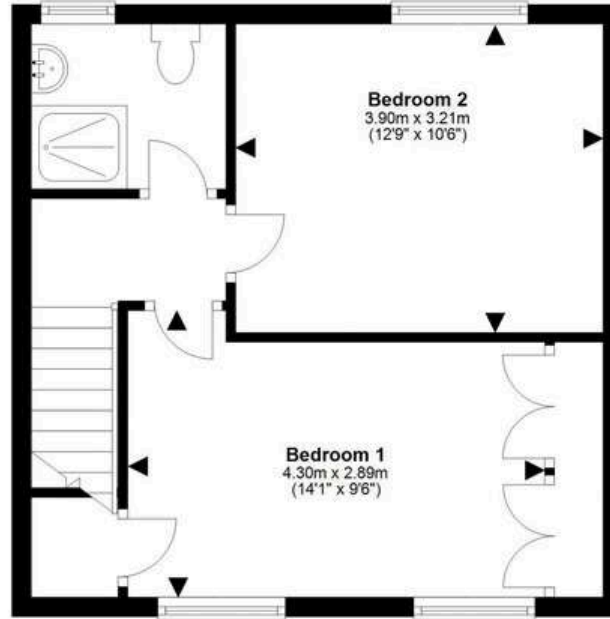
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, washing machine and wardrobes in both bedrooms. No warranty applies any integrated, free-standing appliances or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.

EPC Band - C



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

