





Welcome

Welcome to 79 Sixth Street, a lovely spacious cottage suitable for a host of potential purchasers, including those looking to downsize. McDougall McQueen are delighted to offer this two-bedroom, one public, end-terraced cottage, providing spacious accommodation on ground floor level. The property is close to all local amenities and is only a short walk from the Newtongrange train station. The property is presented in clean condition throughout but would benefit from some upgrading. It benefits from double glazing, gas central heating, private garden grounds to the front and rear, with a gated driveway to the rear providing off-street parking with unrestricted additional on-street parking available.

- Superb much sought-after location
- Spacious accommodation in clean condition
- Open storm porch entrance
- Entrance vestibule with door to the hall
- Hallway with loft access
- Main double bedroom with front facing bay style window and full width mirrored wardrobes
- Double bedroom two with rear facing window and open shelved storage
- Living room with rear facing window
- Fitted kitchen with garden access, a range of base and wall units, electric ceramic hob, extractor, and oven, with remaining white goods available by negotiation
- Family shower room with shower cubicle and electric shower, wc and sink
- Gas central heating and double glazing
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining
- Gated driveway to the rear with additional unrestricted on-street parking





Newtongrange

Newtongrange itself has a thriving community and the property lies approximately seven 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, all integrated appliances, garden shed and greenhouse. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items including all white goods may be available, are subject to negotiation, and offer.



Get in touch

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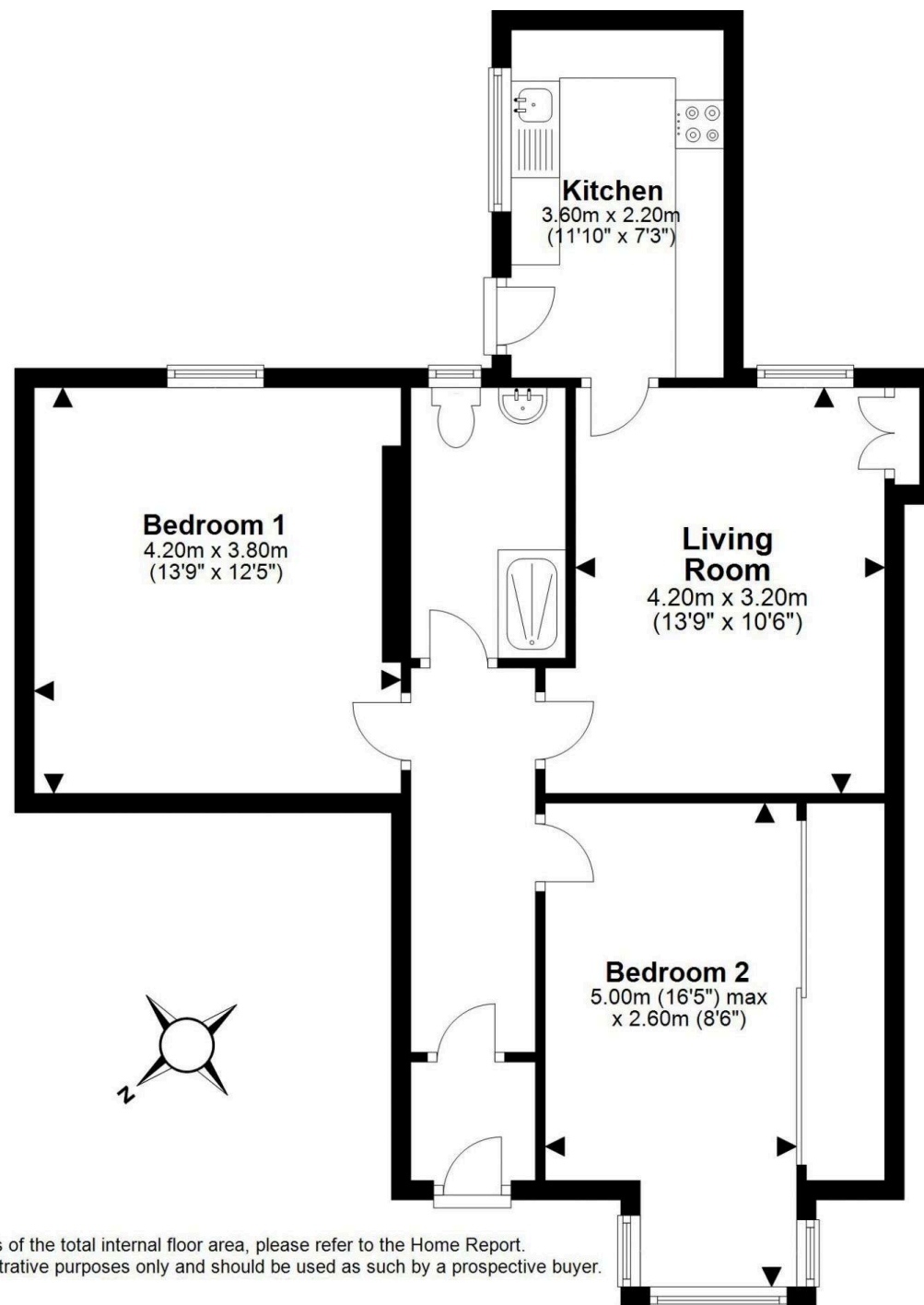
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.