



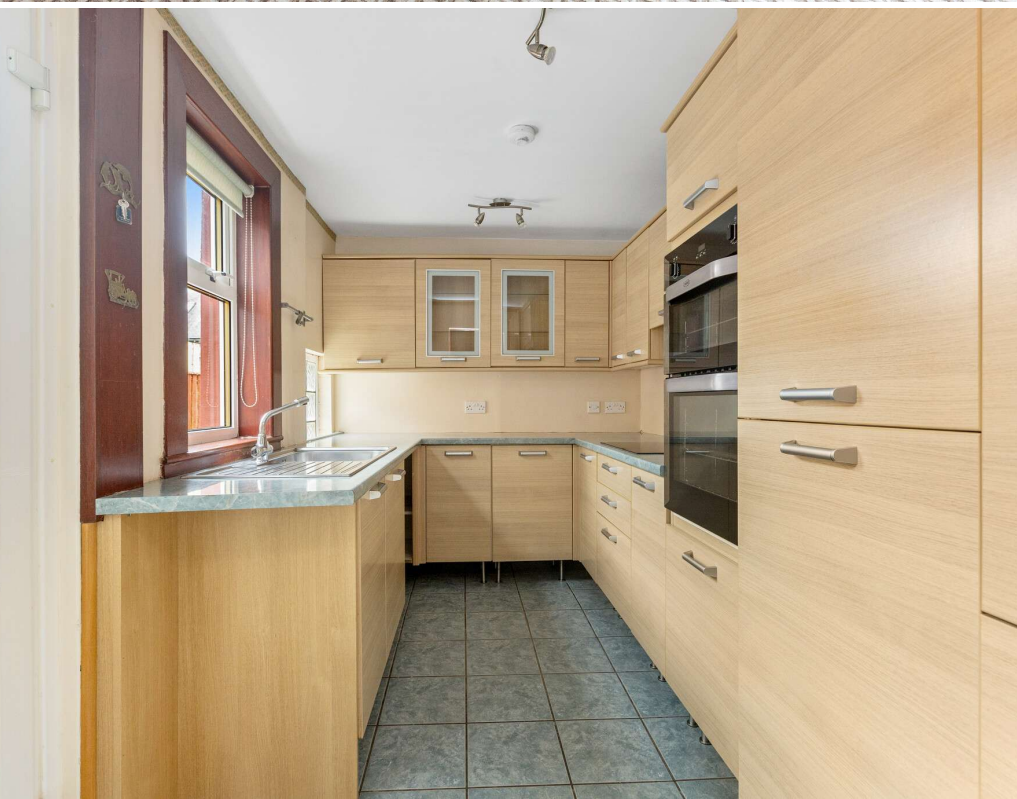
61 Sixth Street, Newtongrange, Midlothian, EH22 4JY



Welcome

Welcome to 61 Sixth Street-a spacious two-bedroom terraced cottage ideal for downsizers or a range of buyers. This ground-floor home is situated near local amenities and just a short walk from Newtongrange train station. It features double glazing, gas central heating, private gardens front and rear, and a detached wooden garage with light and power situated to the rear with additional unrestricted street parking. The property is presented in clean condition throughout and an appointment to view is highly recommended and should be made at your earliest convenience.

- Entrance vestibule with door to the hall
- Hallway with loft access
- Main double bedroom with front facing bay style window, Edinburgh press and built-in storage
- Double bedroom two with twin front facing windows
- Living room with rear facing window, boiler store cupboard and electric wall mount fire
- Fitted kitchen with a range of base and wall units, larder cupboard, electric ceramic hob, extractor, double oven, integrated dishwasher, and a fridge freezer
- Family shower room with walk-in shower and drying area, wc and sink with vanity unit, wet wall panelling and extractor
- Gas central heating and double glazing
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining
- Wooden garage with light and power accessed from the rear





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

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



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

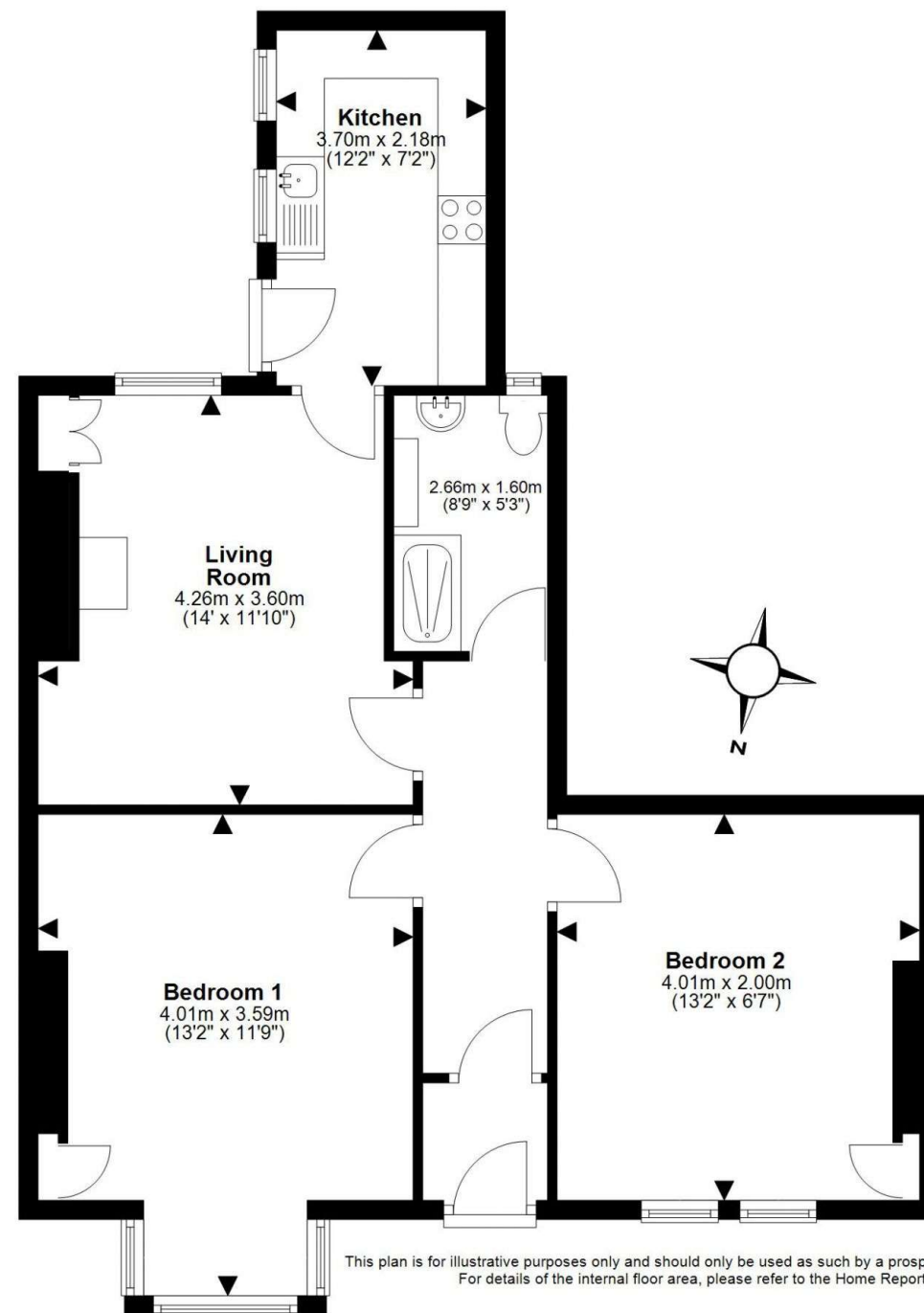
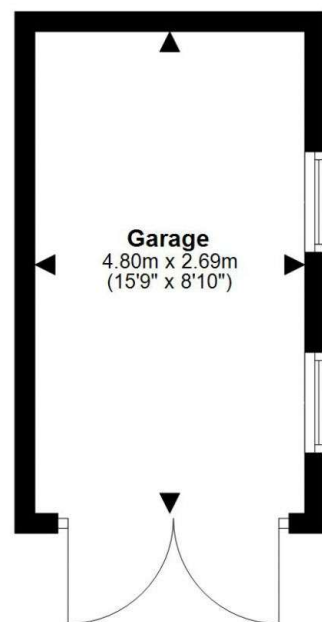
Bruntsfield Office:

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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