

# Peterkin & Kidd

Solicitors and Estate Agents

9

MANSFIELD PLACE  
NEWTONGRANGE, EH22 4SF



**FIXED PRICE £134,950**

# 9

## MANSFIELD PLACE NEWTONGRANGE, EH22 4SF

This ground floor flat, sold as seen, would now benefit from upgrading and offers spacious and flexible accommodation with the benefit of a driveway to the front and gardens to the front and rear.

The property is accessed via a door which leads to the hall with an under stair cupboard housing the fuse box and meter.

The living room is to the front with views over the garden. It has ample space for freestanding furniture, a tiled fireplace and a mirrored, mosaic tile curved display with cupboard below. A door leads to the kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, complementary worktops and tiling to splashback. The electric hob and oven are included in the sale but are not warranted. Space for fridge/freezer and plumbed for automatic washing machine. Cupboard housing tank and further shelved cupboard. A door leads out to the garden.

There are 3 bedrooms.

The main bedroom is to the rear with a built-in wardrobe, a shelved press and a window offering views to the rear garden.

Bedroom 2 has a window to the front and space for freestanding furniture.

Bedroom 3 is also to the front with views to the garden.

The shower room completes the accommodation and is fitted with a 2-piece suite comprising recessed wash hand basin, and a WC. Separate shower cubicle and window to rear.

### ACCOMMODATION

Hall  
Living room  
Fitted kitchen  
3 bedrooms  
Shower room

Gas central heating, double glazing

### EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, tiled fire surround and the garden shed are included in the sale.

### GARDEN

The garden to the front is laid to lawn with trees and shrub planting. To the rear, there is a long garden which is laid mainly to lawn. The garden shed is included in the sale.

### DRIVEWAY

There is a driveway providing off-street parking. On-street parking is also available.





## SITUATION

Newtongrange is situated 7 miles south east of Edinburgh City Centre being very popular with commuters. It offers a selection of shops, schools, leisure and recreational facilities. The neighbouring towns of Dalkeith and Bonnyrigg offer more extensive facilities can be found.

For the commuter, there is the station at Newtongrange and regular bus services in and around the surrounding towns and to Edinburgh City Centre. The A7/A68 and the City Bypass are nearby, connecting to all other major routes in and around the area.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

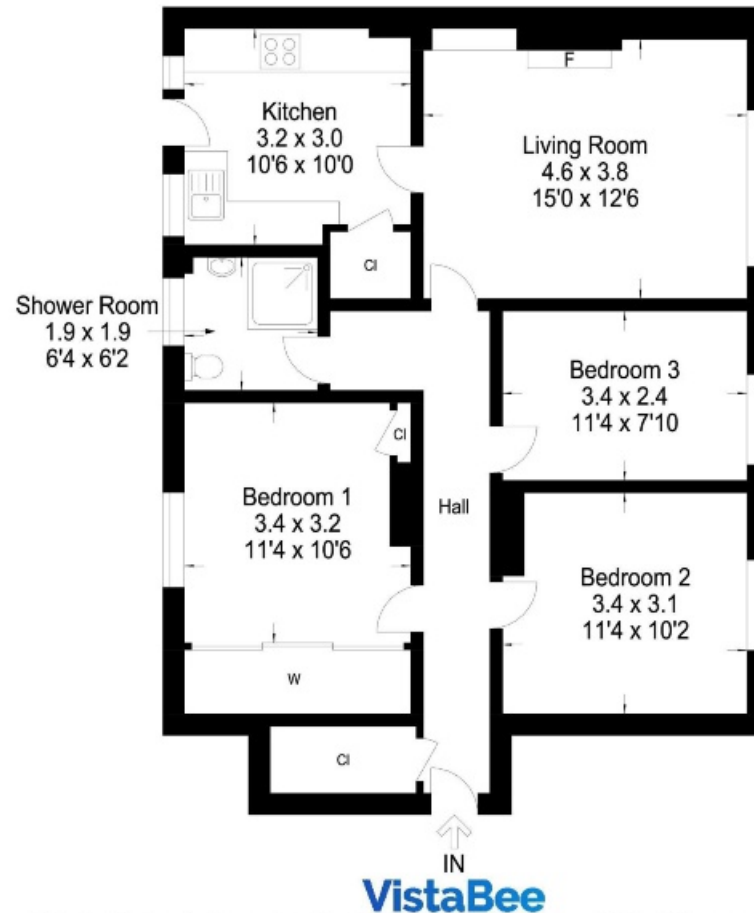
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2024

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*We can open doors for you*

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