



RALPH SAYER
SOLICITORS & ESTATE AGENTS

143 Main Street

Newtongrange EH22 4PF

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Nestled on Main Street in sought-after Newtongrange, this stylish two-bedroom, main-door flat offers convenient access to local amenities and is just a five-minute stroll from the train station. The property features an allocated parking space in the residents' car park to the rear, ensuring hassle-free parking.

Upon entry, a practical vestibule provides a place to shed outdoor clothing before stepping into a spacious hallway. The heart of the home lies ahead in a bright, open-plan living, dining, and kitchen area. A trio of tall windows fills the space with natural light and offers versatile options for arranging furniture. The kitchen is well-zoned by a large peninsula, delivering excellent storage and work surfaces, along with a full complement of appliances. Accommodation includes two comfortable double bedrooms both with built-in wardrobes, with the master bedroom boasting a stylish en-suite shower room. Completing the home is a well-appointed three-piece bathroom.

Property Summary

- Located in the former mining village of Newtongrange
- Modern main door flat
- Spacious open plan; living, dining & kitchen
- Well-appointed kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Residents car park to rear with allocated space
- EPC Rating - C | Council Tax Band - C

Home Report Value - £165,000







Stylish main door
apartment in
Newtongrange,
close to
train station





Parking: Residents car park to rear with allocated space.

The development is maintained by Ross & Liddell; an monthly fee of £60 covers the costs involved in general maintenance of the development, any general repairs and block buildings insurance.

Extras: all fitted floor covering, blinds, washing machine and all integrated kitchen appliances, to be included in the sale.



Let us help you find your next
dream property!



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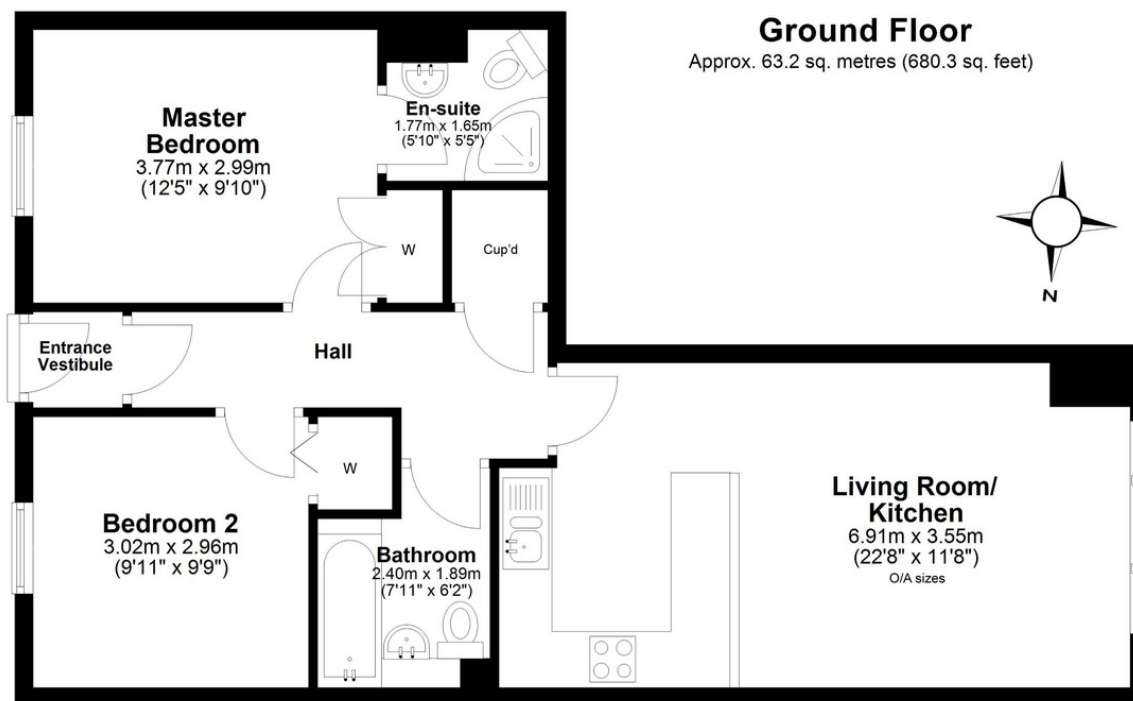


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location



MINING WHEEL AT THE END OF MAIN STREET, NEWTONGRANGE

Newtongrange is situated in Midlothian, which in the past used to be a thriving mining village, situated some 9 miles from Edinburgh City Centre. Newtongrange town centre provides a variety of facilities including a full range of banking and postal services. Leisure pursuits include a local swimming and leisure centre. Local schools can be found at both primary and secondary level. Regular bus services run to Edinburgh City Centre in less than half an hour, including the Lothian Express X29 and express First Bus running to and from the area frequently. The borders railway line stops at Newtongrange, with only a fifteen minute journey into Edinburgh. The Edinburgh City By-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the by-pass will take you to the heart of East Lothian and beyond.