

COULTERS®

80 HAMILTON CRESCENT

DALKEITH, MIDLOTHIAN, EH22 4BD

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

80 Hamilton Crescent is a stunning two bedroom end-terraced house, occupying a generous corner position on the street. The property has been lovingly upgraded by the current owners to create sophisticated, yet warm and welcoming spaces throughout the home.

The front door opens onto a bright hall and stair, which in turn leads to a stylish open plan kitchen/living/dining room, filled with light provided by the windows to the front and rear.

The sleek fitted kitchen incorporates wall and base mounted cabinetry with a peninsular breakfast bar. The integrated appliances comprise; gas hob, electric oven, dishwasher, washing machine and a fridge/freezer. There is also space for a dining table and chairs.

KEY FEATURES

 Immaculately presented, significantly upgraded end

 Attractive landscaped gardens to the front, side and rear.

 Located in the popular commuter village of Newtongrange.

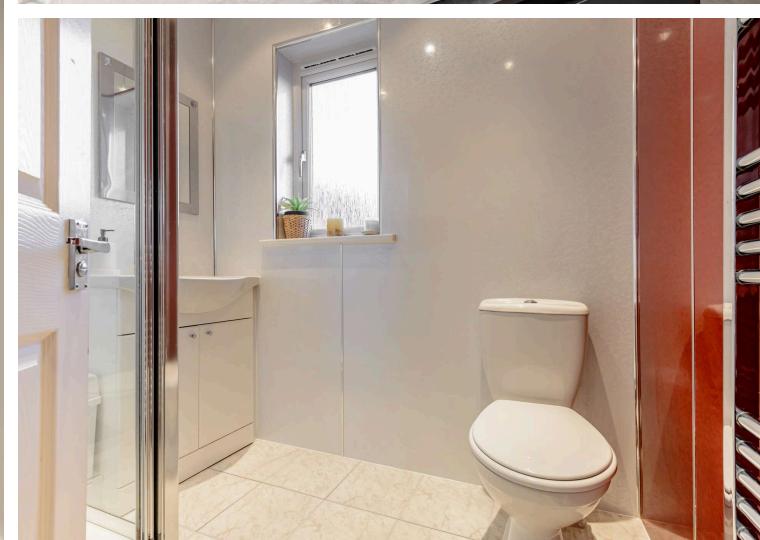
 EPC Rating - D

 Two spacious double bedrooms.

 Driveway with space for two cars.

 Close to local shops and amenities.

 Council Tax Band - C



On the first floor there are two beautiful, bright double bedrooms, both with fitted wardrobes and a cupboard each. There is a modern shower room (with shower, WC and wash hand basin) and an attic (with a Ramsay style ladder providing access) is overhead. Heating and hot water is provided by gas central heating and there is double glazing.

Externally, the wrap around garden allows for distinctive areas. A gated hedge with a path leads to the front door. To the rear is a spacious drying area and to the side is an enclosed, delightful landscaped south facing garden area with decking and raised beds creating the perfect spot in which to bask in the sun in good weather. Additionally there is ample space for off-road parking available.



THE LOCAL AREA

Newton Grange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities including a swimming pool. 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 Newton Grange making this the ideal commuter location.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

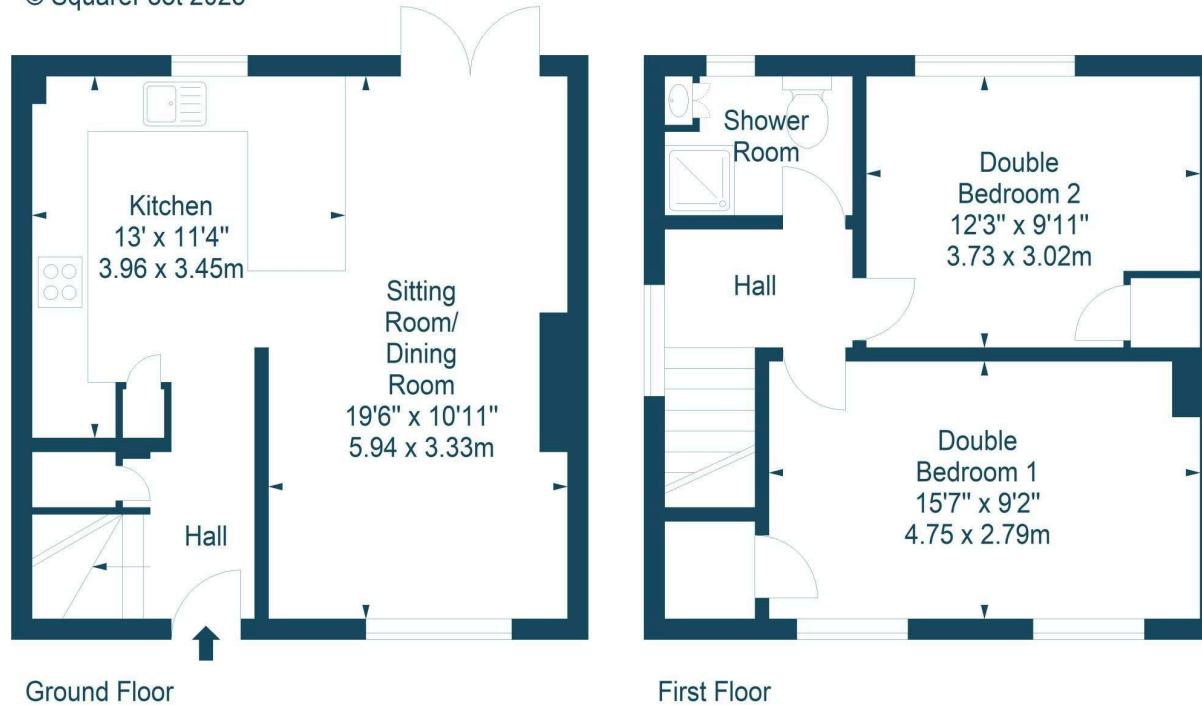


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Newtongrange,
Dalkeith,
Midlothian, EH22 4BD



Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.