



40 Third Street, Newtongrange, Midlothian, EH22 4PZ



Welcome

Welcome to 40 Third Street, Newtongrange-a spacious two-bedroom extended terraced cottage, ideal for first time buyers, young families and those looking for ground floor living. This lovely property is situated near local amenities and just a short walk from Newtongrange train station. It features double glazing, a recent gas central heating system, new kitchen and bathroom was fitted in 2018, private gardens to the front and rear, with a driveway providing off-street parking to the rear. The property is presented in turnkey condition throughout and an appointment to view is highly recommended and should be made at your earliest convenience.

- Spacious accommodation presented in turnkey condition
- Entrance vestibule
- Living and dining room with twin facing windows with window shutters, picture rail and cornice
- Lovely newly fitted dining kitchen with rear garden access, roof Velux windows, a range of modern handleless base, wall, and larder units, quality worktops, inset sink, induction hob, glass splashback, extractor, oven, and integrated appliances including a fridge freezer, dishwasher, and washing machine
- Inner hall, Ramsay ladder loft access (part floored with light)
- Family shower room, double shower base with electric shower, wc, sink with vanity unit, open shelved display and wall vanity unit
- Principle bedroom with rear facing window
- Double bedroom two with twin front facing windows, built-in wardrobes and an Edinburgh press
- Recent gas central heating and double glazing
- Private landscaped garden grounds to the front and rear, providing a lovely space for outside entertaining
- Resin driveway to the rear providing off street parking





Newtongrange

Newtongrange is a charming former mining village situated in Midlothian, just seven miles south of Edinburgh city centre. Renowned for its rich industrial heritage and welcoming community spirit, the area benefits from excellent transport links including a rail station with regular services to Edinburgh and Tweedbank. Local amenities comprise schools, shops, cafés, and leisure facilities, while the nearby countryside offers scenic walks and outdoor pursuits. Newtongrange is an ideal location for families and professionals seeking a blend of village tranquillity and easy city access.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation and are subject to offer.



Get in touch

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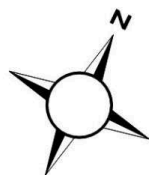
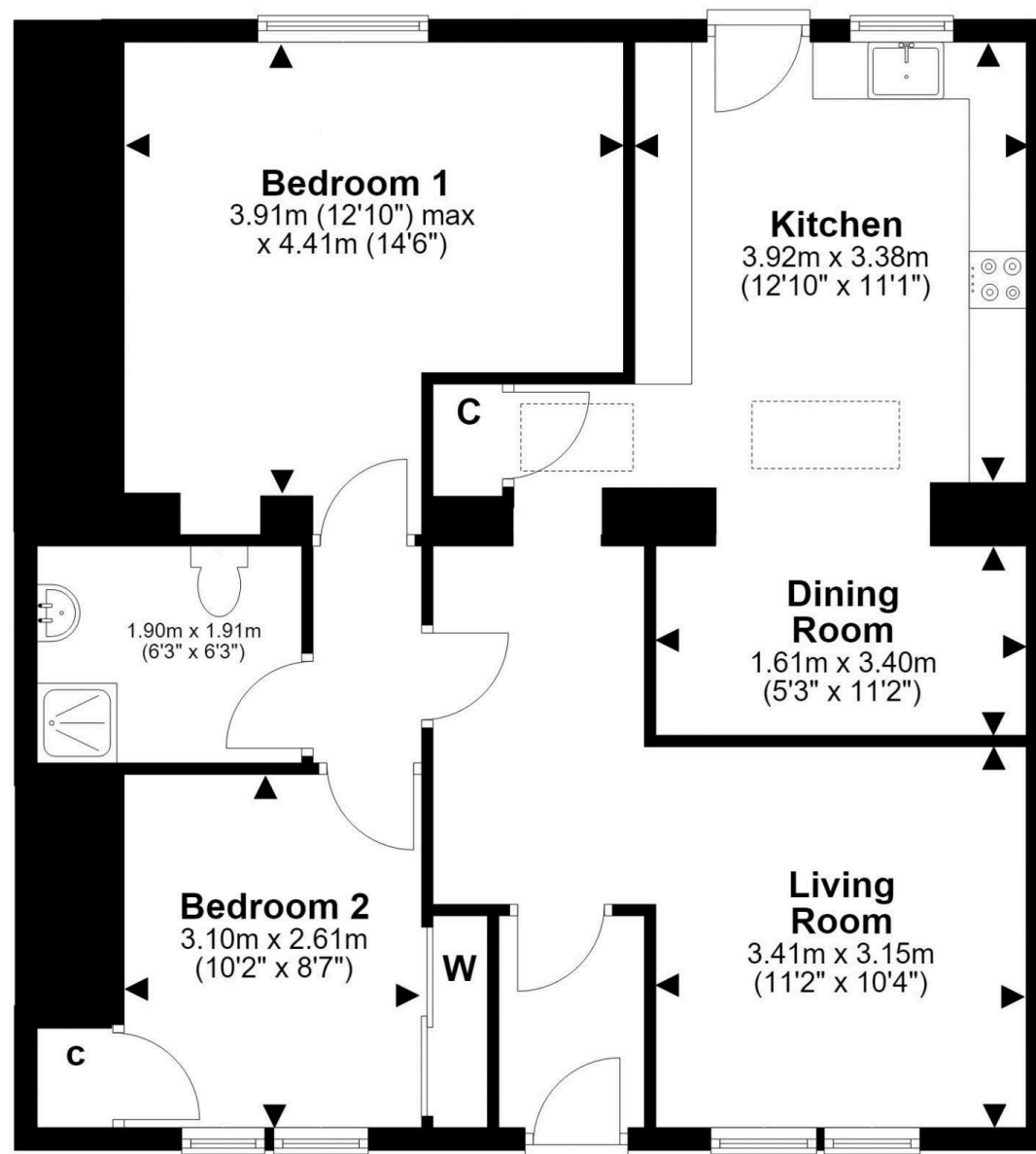
Bruntsfield Office:

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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.