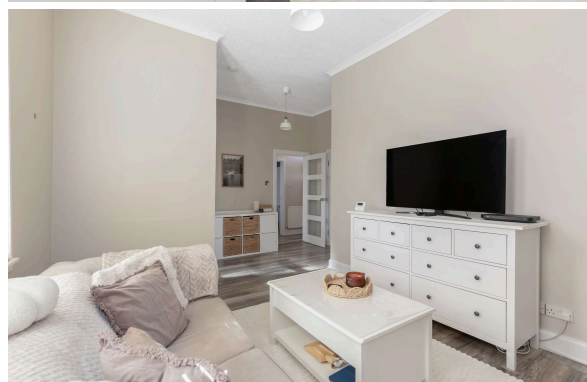




36 Dean Park
NEWTONGRANGE | EH22 4LT


warners
solicitors & estate agents



36 Dean Park

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Warners are delighted to present this charming end-terraced cottage, offering beautifully presented accommodation with a wonderful blend of traditional character and modern styling. A generous plot within a popular and well-connected Midlothian village, the property has been tastefully modernised and is presented to the market in walk-in condition, making it an ideal purchase for first-time buyers and professionals. The home is entered via a practical entrance vestibule leading into a bright and welcoming living and dining space, where high ceilings and a modern décor create a sense of light and space. This inviting room provides an excellent setting for both relaxing and entertaining, while retaining attractive period features. The kitchen is well-appointed and thoughtfully designed, offering a good range of fitted units, ample worktop space and integrated appliances, ensuring both style and practicality. Positioned to the rear, it enjoys access and a pleasant outlook towards the garden. The accommodation is completed by a spacious double bedroom, benefiting from built-in storage, and a contemporary bathroom finished in a modern style, fitted with a three-piece suite. Externally, the property enjoys private garden grounds extending to the front, side and rear, offering privacy and spaces for outdoor relaxation and entertaining. The gardens are designed for ease of maintenance and include a lawn, patio area, raised decking area and a useful shed. A private driveway provides off-street parking, with additional unrestricted parking available nearby. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. With its combination of character, modern presentation and excellent outdoor space, this delightful home offers a superb opportunity in a convenient location with easy access to local amenities, transport links and the Edinburgh City Bypass. Early viewing is highly recommended.

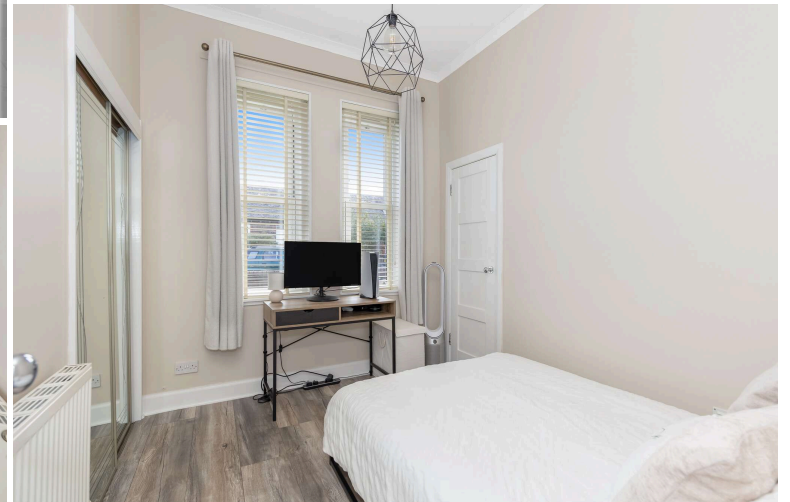
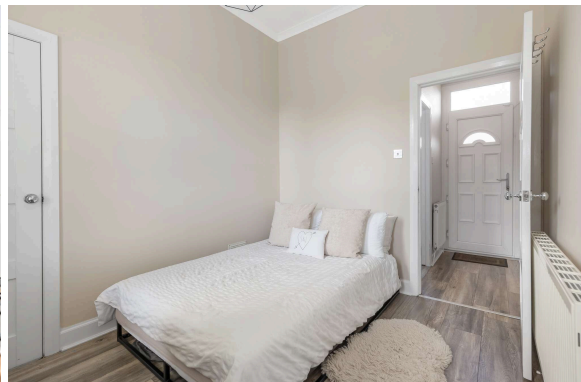
- Charming end-terraced cottage in Newtongrange
- Convenient location with excellent local amenities and transport links
- Entrance vestibule
- Bright and spacious living/dining room
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with built-in storage
- Contemporary bathroom with three-piece suite and shower over bath
- Generous private gardens to front, side and rear with Shed
- Private driveway plus unrestricted on-street parking
- Gas central heating and double glazing

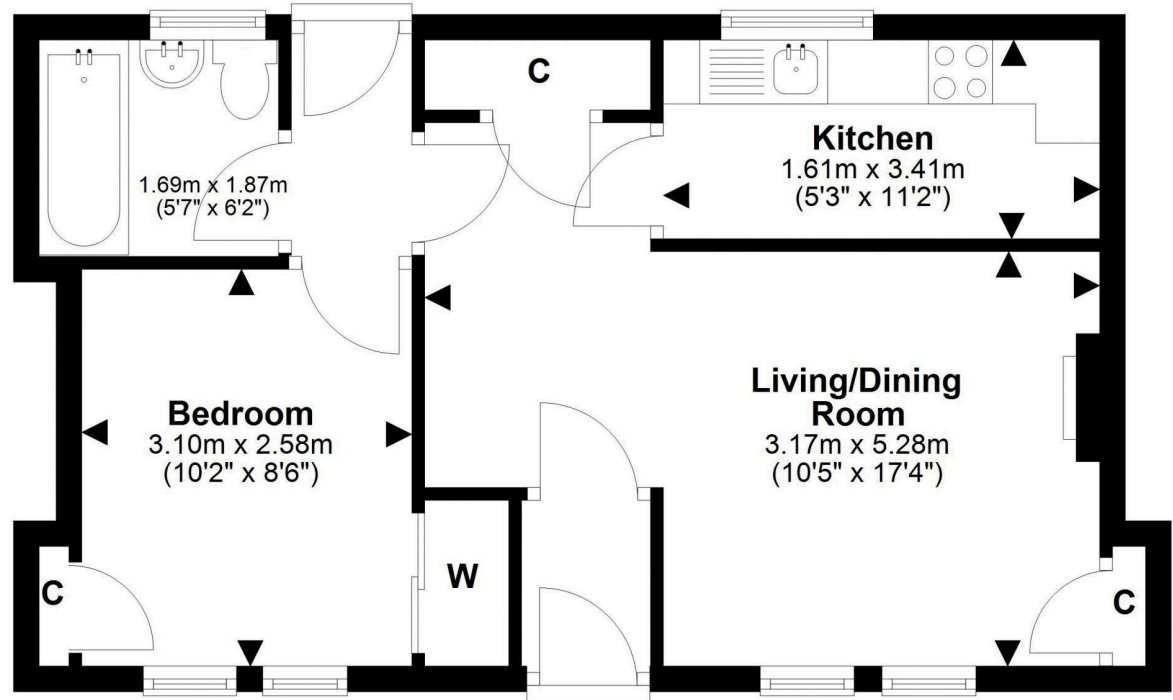
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances, fridge, dishwasher, washing machine & tumble dryer will be included in the sale of the property along with all curtains and blinds. EPC: D. CT: B.

The increasingly popular Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of shops, banks and postal services, with a Tesco Supermarket at Hardengreen. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange public park and the vast expanses of open countryside. Schooling is well represented from nursery to senior level. The property is situated close to a main bus route, which operates to Edinburgh and further afield. The A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network and the Borders Railway link has a Station in Newtongrange.





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.