





Welcome

Welcome to 10 Watt Park, Newtongrange, a lovely, detached bungalow providing spacious and flexible accommodation all on one level. McDougall McQueen are delighted to present to the market this three-bedroom detached bungalow set in a quiet cul de sac in a mature modern development in the lovely Midlothian village of Newtongrange. If you have been looking for ground floor living, then look no further as this property provides great living space and ample garden grounds for outside entertaining. The property is close to all local amenities and is only a short walk from Newtongrange train station. Presented in good clean order throughout, it is enhanced with double glazing, electric storage heating, and a driveway for off-street parking. Given its condition and the superb location, it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Spacious accommodation in excellent order throughout
- Entrance hallway with storage
- Living and dining room with front facing window
- Recently fitted modern kitchen with a range of base and wall units, worktops and matching splashbacks, composite sink, electric hob, extractor, integrated fridge freezer, and integrated washer dryer
- Bedroom one with rear facing window and full width mirrored wardrobes
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Family bathroom with shower over the bath, folding shower screen, wc and sink
- Double glazing and electric storage heating
- Private garden grounds to the front, side, and rear providing a lovely space for outside entertaining
- Driveway providing parking for several cars





Newtongrange

Newtongrange itself has a thriving community and the property lies approximately seven miles southeast of Edinburgh City Centre being extremely popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities. 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 Newtongrange providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

Extras

Included in the sale are: 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.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

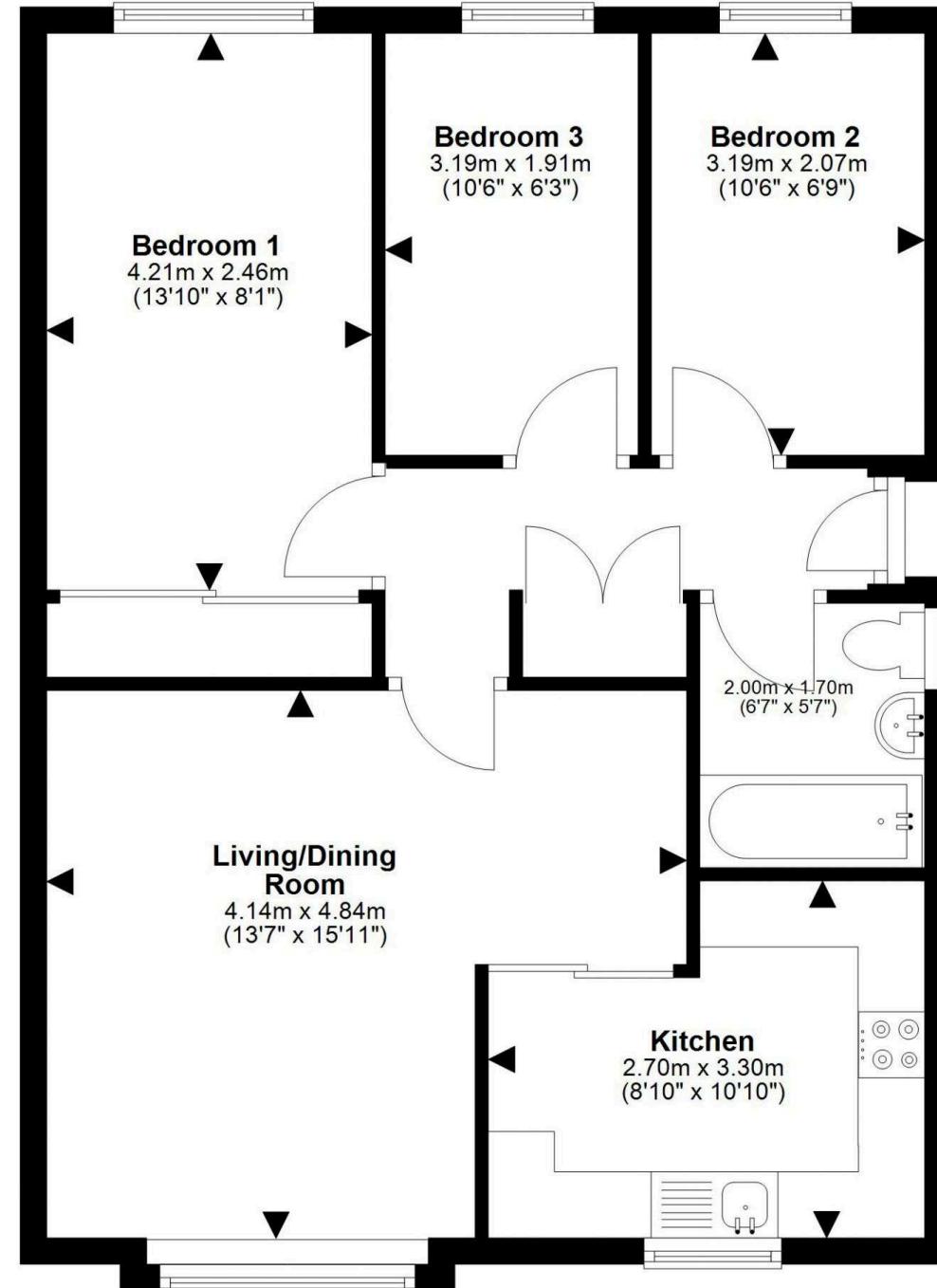
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **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.