



20 Bryans Avenue, Newtongrange, Midlothian, EH22 4SB



Welcome

Welcome to 20 Bryans Avenue - an extremely spacious two-bedroom upper main door villa, situated in a popular residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and transport links including Newtongrange train station. The accommodation is presented in excellent condition throughout, having been well maintained by its current owner and benefits from, double glazing, gas central heating, immaculate garden grounds, detached garage with remote controlled door, light, and power, separate driveway providing off-street parking for two cars, summerhouse and garden shed, both benefiting from electrics. This property is ideal for first time buyers, families, and investors alike. We are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience.

- Main door entry with stairs to the upper level
- Upper hallway with large store cupboard, and loft access via a loft ladder (floored with light)
- Spacious living room with twin front facing windows, electric fire and feature fire surround
- Fitted breakfasting kitchen with a range of wall and base units, ceramic touch control hob, oven, extractor, washing machine with drying facility, and remaining white goods
- Double bedroom with built-in wardrobes and store cupboard
- Double bedroom with built-in mirrored wardrobes
- Lovely family shower room with wc, sink with vanity unit, and a heated towel radiator
- Gas central heating and double glazing
- Immaculate private garden grounds
- Detached garage with remote controlled door, light, and power
- Separate driveway providing parking for two cars
- Summerhouse and garden shed with electrics





Newtongrange

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being immensely 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 Newtongrange making this the ideal commuter location.

Extras

All floor coverings, most light fittings, blinds where fitted, integrated appliances, remaining white goods, summerhouse, and the garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are sold as seen. Other items may be included subject to negotiation.



Get in touch

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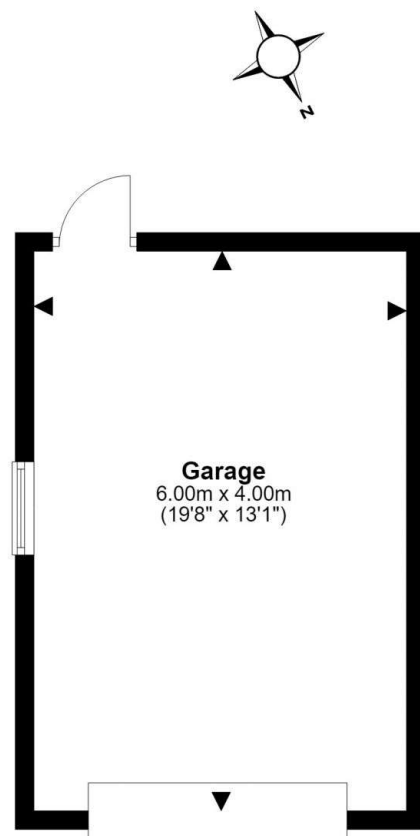
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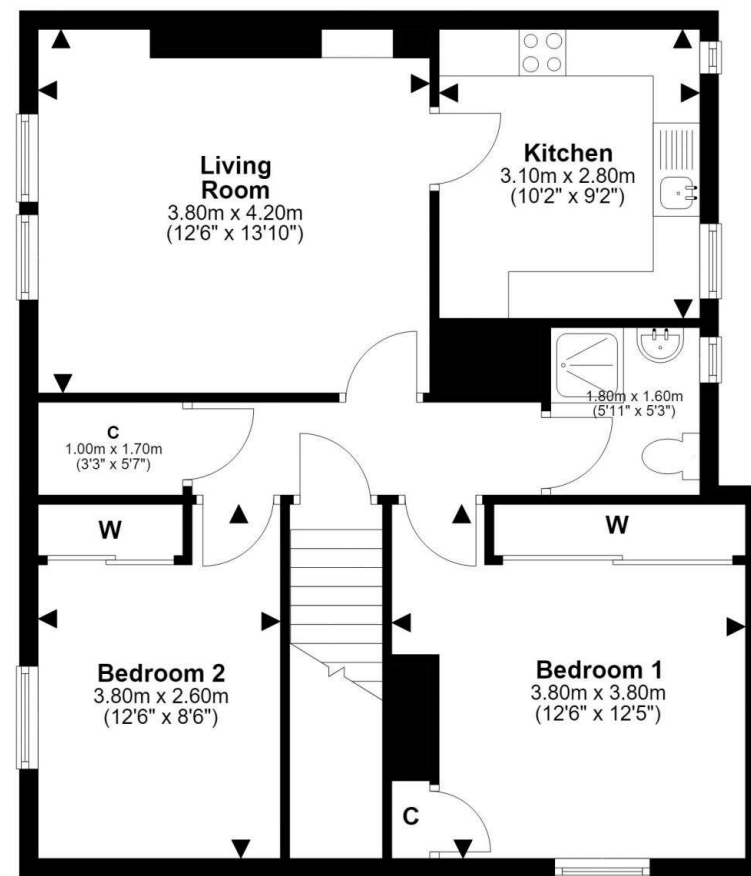


CHARTERED FIRM

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.



Ground Floor



First Floor

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.