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Offers Over

£210,000

30 Tenth Street

Newtongrange | Midlothian | EH22 4JG

Charming two-bedroom semi-detached cottage quietly positioned within the heart of Newtongrange. With a wide range of local amenities and superb transport links within easy reach, this delightful home will appeal to a variety of purchasers including first-time buyers, growing families and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On Street Parking
-  EPC Band - D
-  Council Tax Band - C



Description

The property is accessed via an entrance vestibule leading into a welcoming hallway, which provides access to a partially floored loft via Ramsay ladder as well as a useful cellar storage area. The bright and spacious lounge/diner enjoys twin windows allowing excellent natural light and offers ample space for both lounge furniture and a dining table. The kitchen is fitted with a range of included white goods, features partial tiling to splash areas and provides direct access to the generous rear garden, making it ideal for everyday living and entertaining. Bedroom one is a well-proportioned double featuring a bay window, shelved press cupboard and floor-to-ceiling fitted wardrobes with sliding doors. Bedroom two is another good-sized double positioned to the rear, benefitting from lovely open views towards Arthur's Seat. The bathroom is fitted with a shower over bath and partially tiled surround.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property enjoys a private front garden and an exceptionally large rear garden, mostly laid to lawn and offering superb outdoor space. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





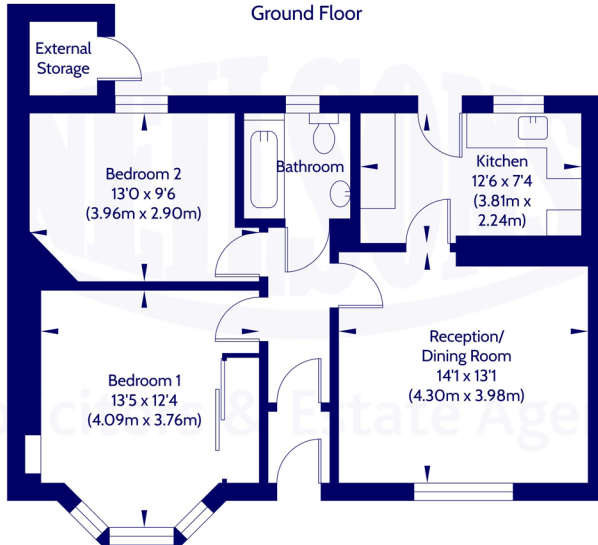
Location

Nestled in the heart of Midlothian, the popular village of Newtongrange offers the perfect blend of charm, convenience, and community. Enjoy the ease of daily living with local convenience shopping, a highly regarded primary school, and a wide array of recreational facilities including a leisure centre, welcoming bowling club, vibrant library, and peaceful parklands with scenic walking routes. Living in Newtongrange means everyday essentials and indulgent treats are just moments away. With an award winning bakery on the main street and a short walk to the much-loved local pub, offers a warm atmosphere and delicious food and drinks. There are also convenience shops a walk away and a 24 hour Tesco, Starbucks and petrol station just a short drive away. Fort Kinnaird Retail Park and Straiton Retail Park are both a short drive away and home to a wide range of high-street stores, restaurants, and entertainment options. For commuters, Newtongrange offers effortless connectivity — with the City Bypass just minutes away and a local train station within walking distance, providing quick links to Edinburgh City Centre and the Scottish Borders. A frequent bus service further enhances access to surrounding areas, making travel seamless for work or leisure.



Approx. Gross Internal Floor Area 62 Sq M / 671 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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