



Craythorne cottage, Bryans Avenue, Newtongrange, EH22 4RU

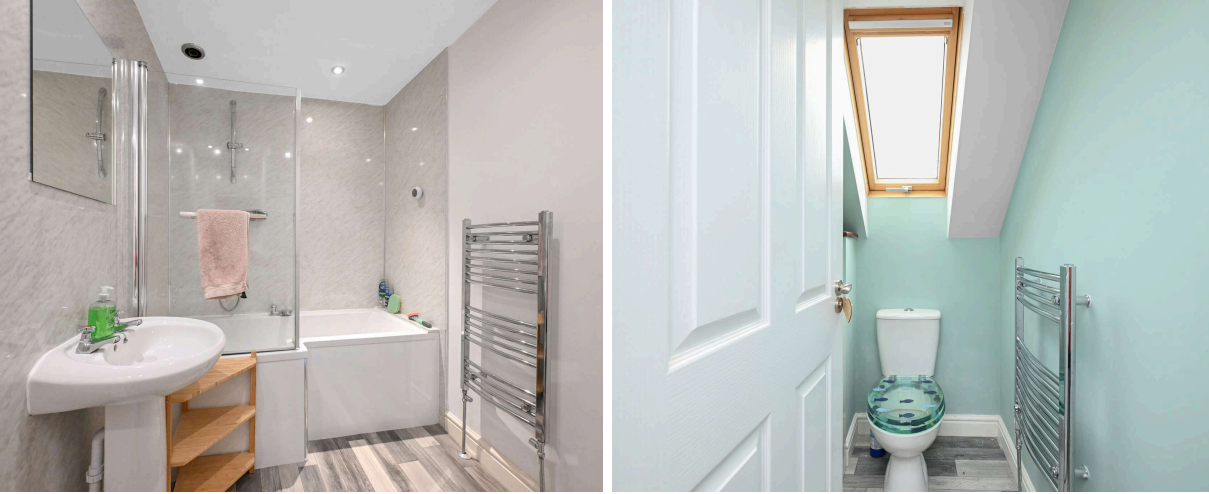


Welcome

Welcome to Craythorne Cottage - a bespoke one of kind two-bedroom semi-detached home, located within a popular residential area in the picturesque village of Newtongrange, Midlothian. This property offers spacious family accommodation over two levels. The location benefits from proximity to a wide range of local amenities and access to Newtongrange train station, ideal for the Edinburgh commute. The house is offered in good clean condition and features double glazing, gas central heating, private gardens, and driveway to the front. Given the attractive location and the space on offer, early viewing is strongly recommended to avoid disappointment.

- Modern spacious accommodation over two levels
- Entrance hallway with stairs to the upper level and under stair storage
- Spacious and bright living and dining room with dual aspect windows
- Fitted kitchen with a range of units, electric cooker, and free-standing white goods
- Family bathroom with P-shape shower bath, shower screen, wc, and sink
- Upper hall landing
- WC with Velux window, wc, and sink
- Main bedroom with two front facing Velux windows
- Bedroom two with two side facing Velux windows
- Double glazing and gas central heating
- Gated driveway with additional unrestricted parking on street
- Private garden grounds to the front





Newtongrange

Newtongrange is a thriving village located in Midlothian, just a short commute from Edinburgh city centre. Renowned for its rich mining heritage, the area now offers a harmonious blend of modern amenities and a welcoming community spirit. Residents benefit from excellent local services including well-regarded primary and secondary schools, a leisure centre, and a selection of shops and cafés. Transport links are superb, with Newtongrange railway station providing frequent services to Edinburgh and the Borders, while major road networks are easily accessible for motorists. The village also enjoys beautiful green spaces and access to a range of outdoor pursuits, making it ideal for families and professionals alike seeking a balance between urban convenience and a more relaxed pace of life.

Extras

All floor coverings, light fittings, blinds where fitted, electric cooker, and the garden shed. Other items including white goods may be available by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

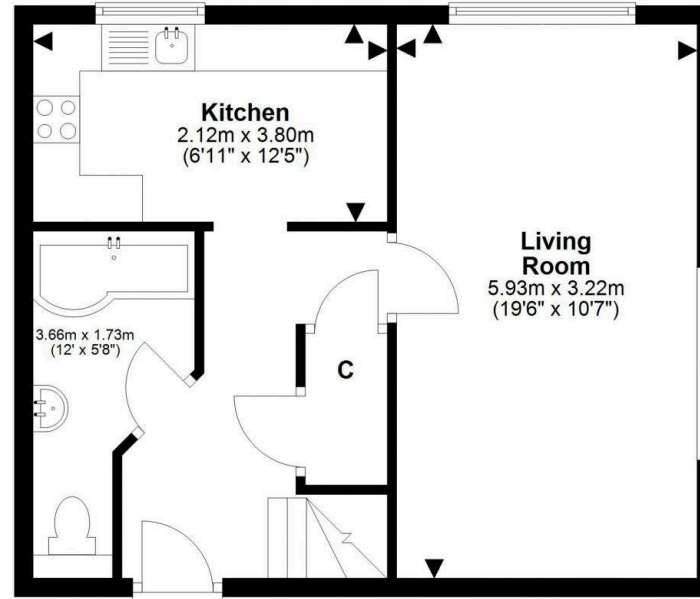
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

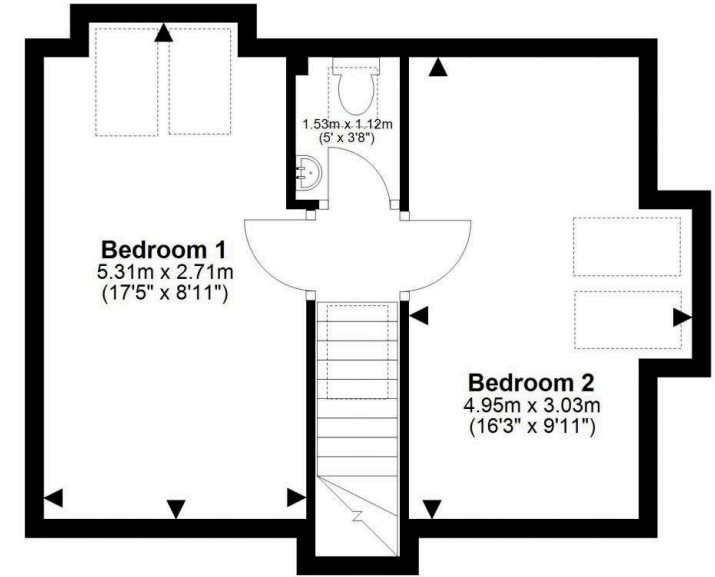
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.