



18 Sixth Street, Newtongrange, EH22 4JY

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Offered to the market is this utterly charming mid terraced cottage. All rooms are excellent proportions and well presented with a neutral and tasteful decor throughout. The accommodation briefly comprises : vestibule area leading to the entrance hall; lounge to the rear leading onto the modern white kitchen with an excellent range of wall and base units, metro tiling around worktop area and window giving natural light and a door giving access to the rear garden. Both bedrooms are of generous size and have an Edinburgh style press. Bedroom 1 benefiting from a box window formation. The bathroom comprises a white three price suite white shower over bath and glazed shower panel, ladder style heated tower rail and window giving natural light. The property further benefits from gas central heating, double glazing and externally, good sized gardens to the rear with grassed and patio area, to the front, easy to maintain gravel and space for off street car parking.

- Charming mid terraced cottage
- Well presented lounge, 2 double bedrooms
- Modern kitchen and bathroom
- Gas central heating & double glazing
- Good garden space to front & rear
- Off street car parking



## Location

Located in the popular village of Newtongrange, which is well within commuting distance of Edinburgh. This one time small mining community has undergone considerable upgrading in recent years, with an influx of new industry, and as a result the local amenities have improved to meet the demand. Newtongrange offers an excellent choice of shops, banks and postal services, with a modern Tesco at the Eskbank Road roundabout. Further amenities can be found at nearby Dalkeith, whose high street shopping is renowned. 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 with a primary school only a five minute walk away. The property is situated close to a main bus route, which operates to Edinburgh and further afield. The A7 major road heading South is just minutes away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network. Newtongrange has the Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.

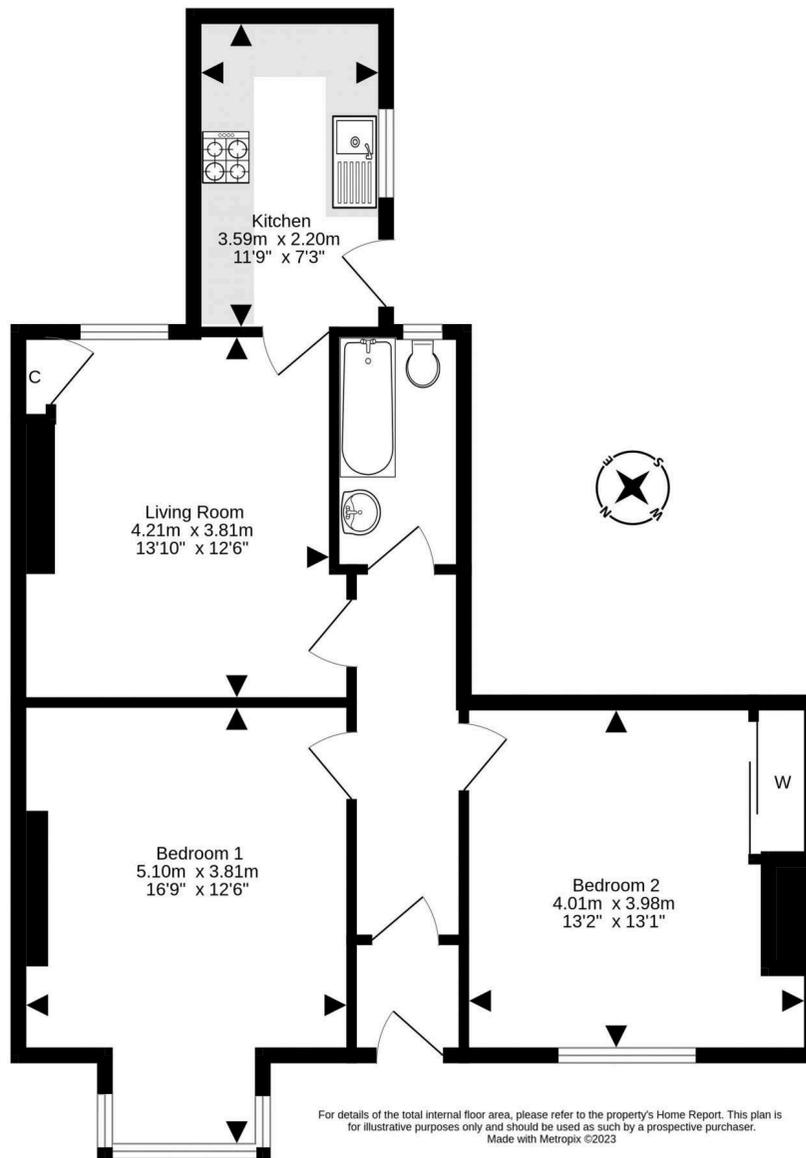
## Extras

Included in the sale are all window coverings, light fittings, washing machine and fridge freezer.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

## EPC Band - D



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

