



57 Newmills Road, Dalkeith, Midlothian, EH22 2AG

www.mcdougallmcqueen.co.uk



This property will make a superb family home or first-time purchase. McDougall McQueen are delighted to present to the market this spacious, two-bedroom end-terraced house situated in a prime location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities is ideal for first time buyers and those with families. Presented in good clean condition throughout the property is in turn key condition and benefits from double glazing, gas central heating, and garden grounds to the front and rear. Viewing is by appointment and should be conducted at your earliest convenience.

- Living room with front facing window and electric fire with feature surround
- Lovely fitted dining kitchen with a range of base and wall units, gas cooker, washing machine and dishwasher with ample room for a table and chairs
- Upper hallway with loft ladder access to the attic space
- Bedroom one with window to the front with store cupboard, and to include fitted and free-standing wardrobes
- Bedroom two with rear facing window and including all

- remaining bedroom furniture
- Newly fitted shower room with large corner shower cubicle with raindrop shower and attachment, wc and sink with combined vanity unit, large towel radiator, finished with wet wall cladding
- Double glazing and gas central heating
- Private garden grounds to the front and rear, ideal for outside entertaining, including the greenhouse, shed and storage



Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

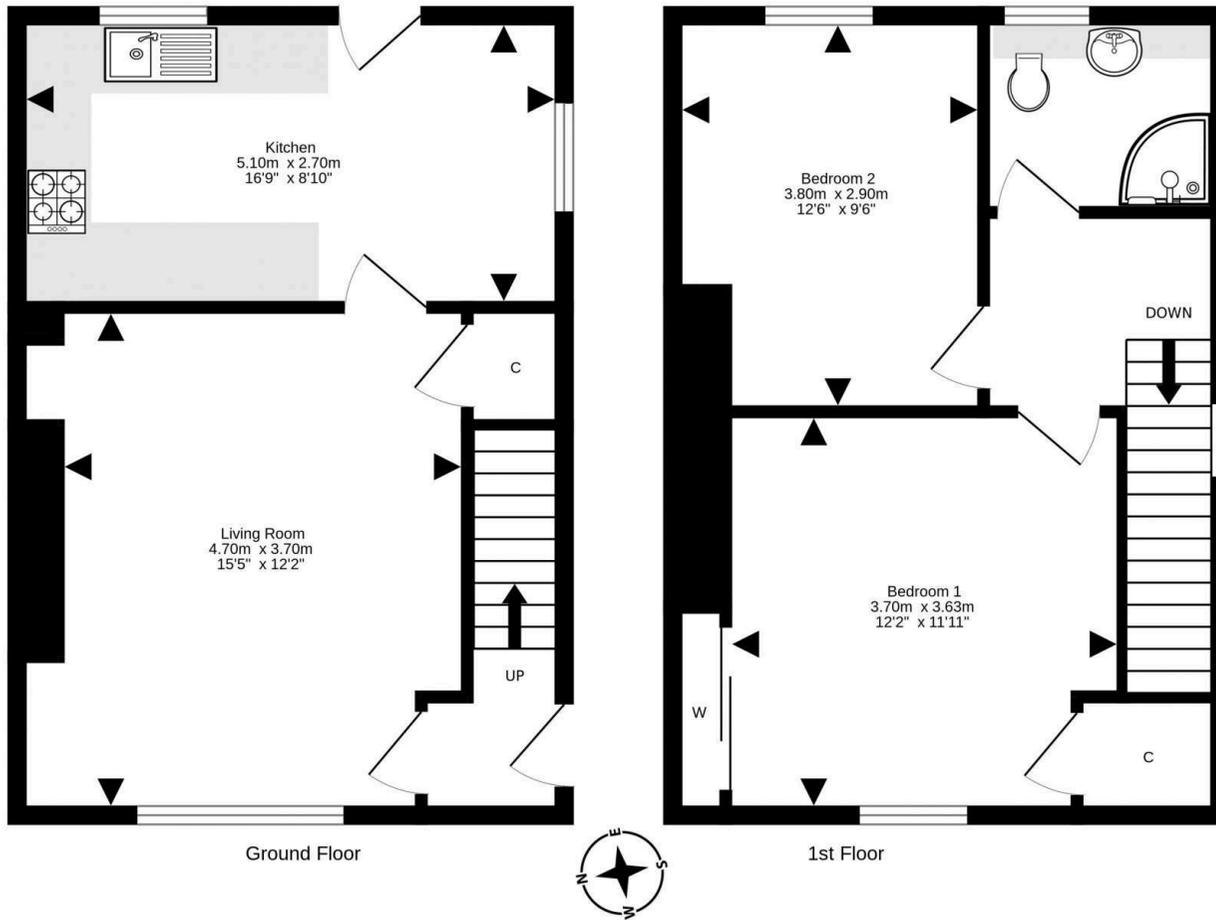
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, free-standing white goods, remaining bedroom furniture, garden sheds and greenhouse. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

