



35 Lingerwood Walk, Newtongrange, EH22 4QW

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If you are looking to purchase your first property, then look no further. McDougall McQueen are delighted to present to the market this two-bedroom main door upper villa, situated in a much sought after quiet private residential location in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is a short walk from the Newtongrange train station. The property is ideal for a number of potential purchasers but would suit first time buyers in particular. There are private gardens to the rear with both residents private and visitor parking. Given its superb location, we are sure that this property will prove to be immensely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Main door entrance
- Entrance vestibule with storage and stairs to the upper level
- Upper hall landing with loft access
- Living room with window to the front
- Fitted kitchen with a range of base and wall units, electric cooker, and free-standing fridge freezer
- Main bedroom with built-in mirrored wardrobes and open shelved storage
- Bedroom two with rear facing window
- Family shower room with electric shower, double shower base, wc, sink and airing cupboard
- Double glazing
- Private garden grounds to the rear
- Private residents and visitor parking



## Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities. 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 providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

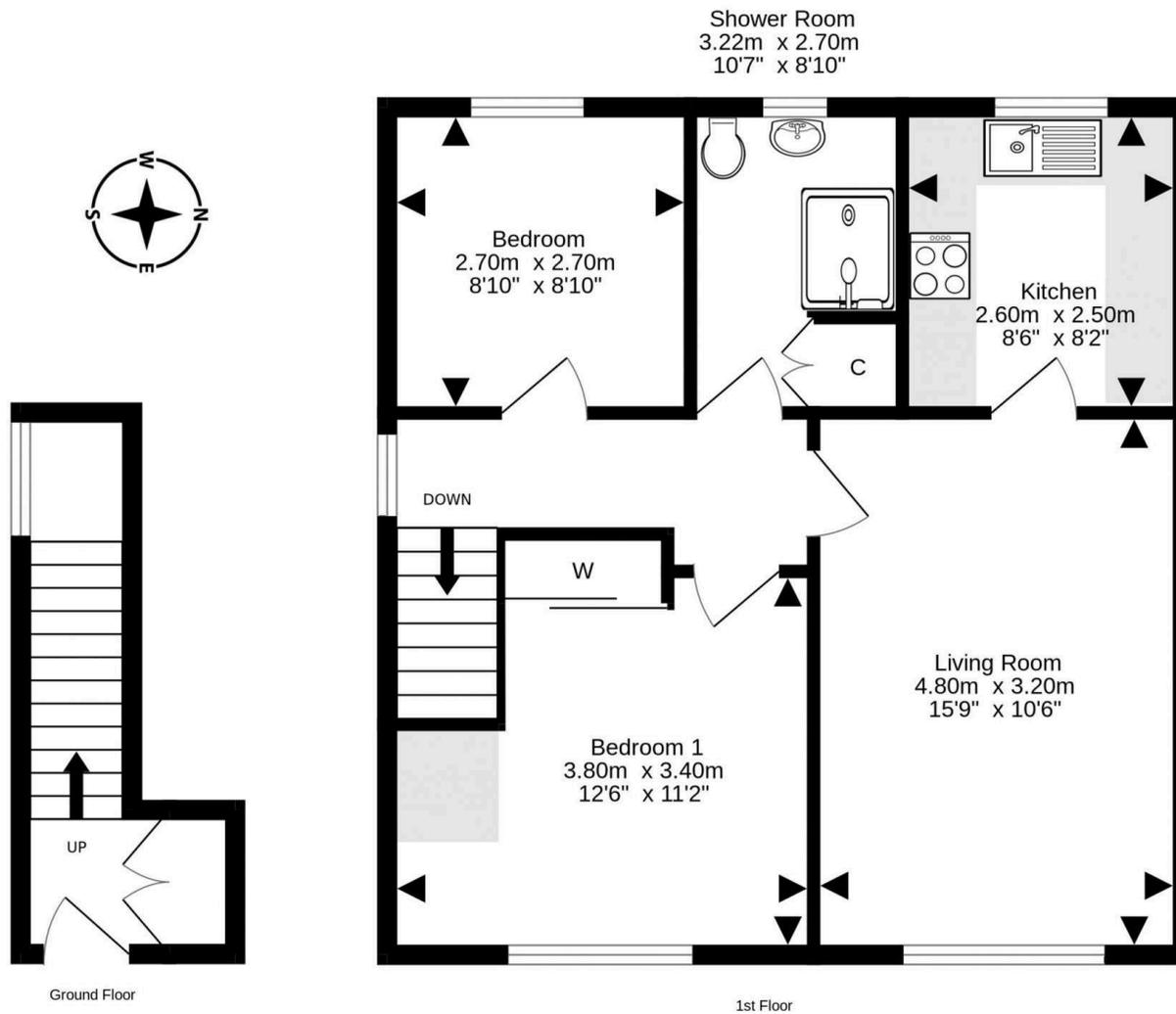
## Extras

All floor coverings, light fittings, blinds where fitted, cooker, and remaining free standing white goods.

## Price & Viewing

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

EPC Band - D



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.  
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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.

