



21 Park Road
NEWTONGRANGE | EH22 4JN


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Set on a quiet street overlooking the park in the heart of Newtongrange, moments from excellent amenities, the train station and vast open green spaces is this spacious and extended semi-detached home. Boasting private front and rear gardens, a large loft (which could be extended into, subject to the usual consents) gas central heating and double glazing this property would make an ideal home within easy reach of Edinburgh city centre.

The accommodation comprises a welcoming entrance vestibule, bright South-West facing bay windowed lounge with feature fireplace and press cupboard, a contemporary kitchen with attractive units which flows through to the stylish conservatory with pleasant views over the rear garden. Both the kitchen and conservatory benefit from under floor heating. There are two ample sized double bedrooms (one with built-in storage) and the villa is completed by an exquisite bathroom with shower over bath.

Externally the fully enclosed and secluded rear garden is laid to lawn with mature trees and shrubs and a sitting area ideal for entertaining. There are security lights on all 3 outside walls. There is ample on-street parking at the property.

EPC rating is E.

Included in the sale are all blinds/curtains, all ceiling lights (except in the front porch), the fridge freezer, dishwasher, washing machine, electric oven/gas hob. In the sitting room the corner tv unit can be part of the sale, as can the 3 sofas and pine table and chairs in the conservatory, and the bench, table, and pots from the garden. Other furniture might be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly sought-after Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of local amenities conveniently close with a Tesco Supermarket at Hardengreen. Newtongrange benefits from a leisure centre, public park and vast expanses of open countryside. Schooling is well represented from nursery to senior level. The property is situated close to a main bus route, which operates to Edinburgh and further afield and the A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network. The Borders Railway link has a station in Newtongrange which is only a 5 minute walk from the property and offers a frequent service to Edinburgh and the Borders. Central Edinburgh (Waverley) is a 20 minute journey away and the Borders can be reached in 45 minutes, making it a good choice for commuters and those looking to explore the Borders countryside.



