

65 St. Davids

NEWTONGRANGE, EDINBURGH, EH22 4LF



MODERN 3-BEDROOM MID-TERRACED COTTAGE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A wonderful opportunity unveils for those seeking a charming family 3-bedroom mid-terraced cottage located in the heart of Newtongrange, Midlothian.

Internally this accommodation is in excellent decorative order, boasting a tasteful extension at the rear. The property comprises of a spacious hallway with two generously sized double bedrooms, both with built-in wardrobes. One single bedroom with convenient access to the rear garden, with fitted storage space, this room could also be used as a study or home office. A modern three-piece, family bathroom, benefiting from an overhead shower and extractor fan. The lounge is bright and spacious including a log burning multifuel stove.

Leading onto the modern, open-plan kitchen/diner with an integrated 4 gas hob/oven and dishwasher, extractor hood, under-unit lighting. An exquisite skylight, floods the kitchen/diner with natural light. You can access the rear garden through patio doors.





“...AN EXQUISITE SKYLIGHT, FLOODS THE KITCHEN/DINER WITH NATURAL LIGHT. YOU CAN ACCESS THE REAR GARDEN THROUGH PATIO DOORS...”







Bedroom 1



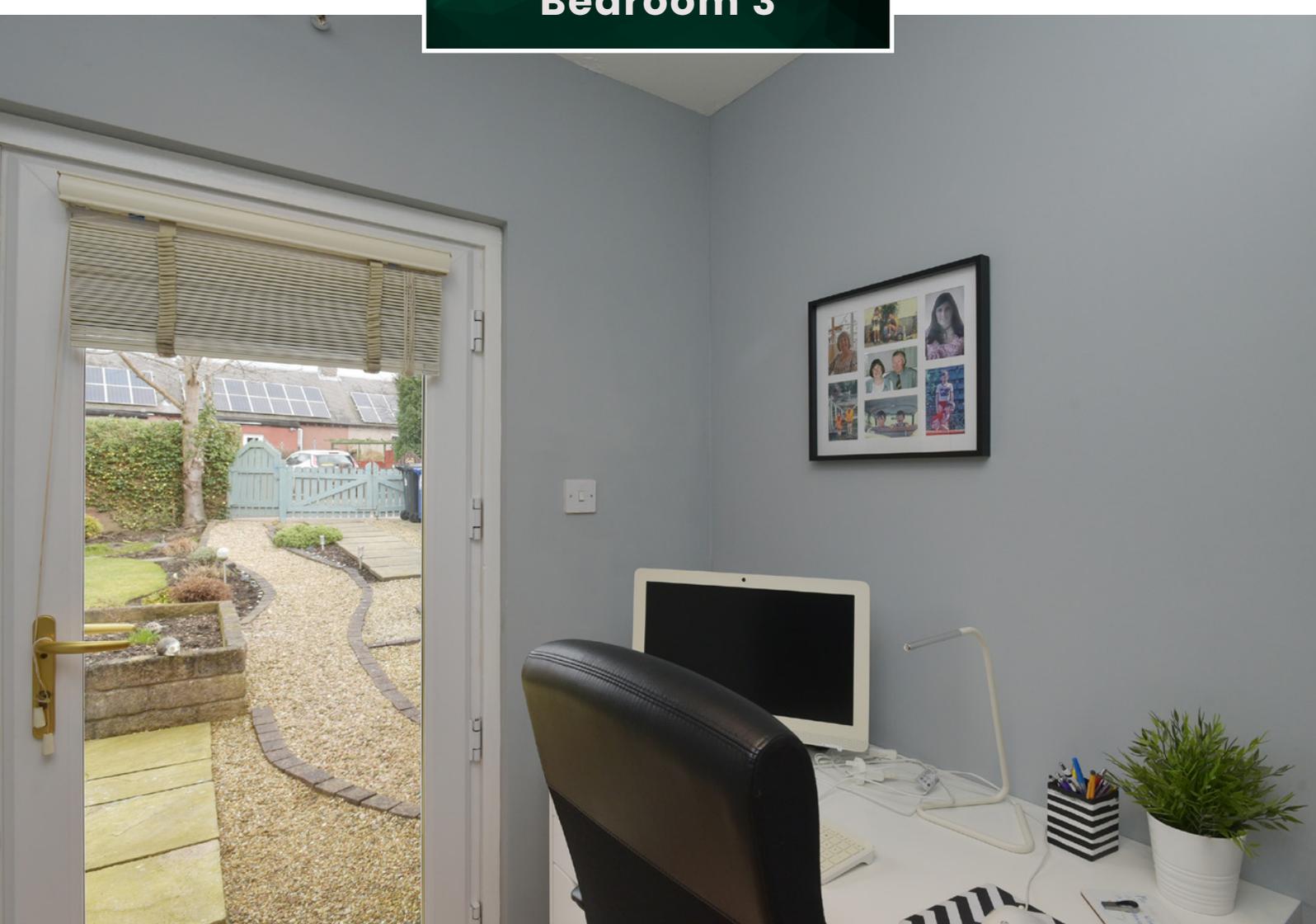


Bedroom 2

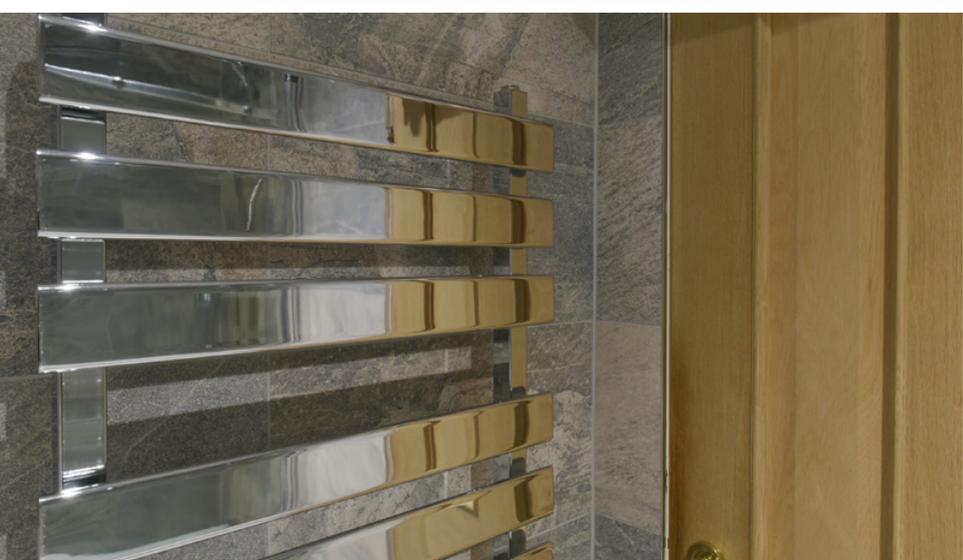


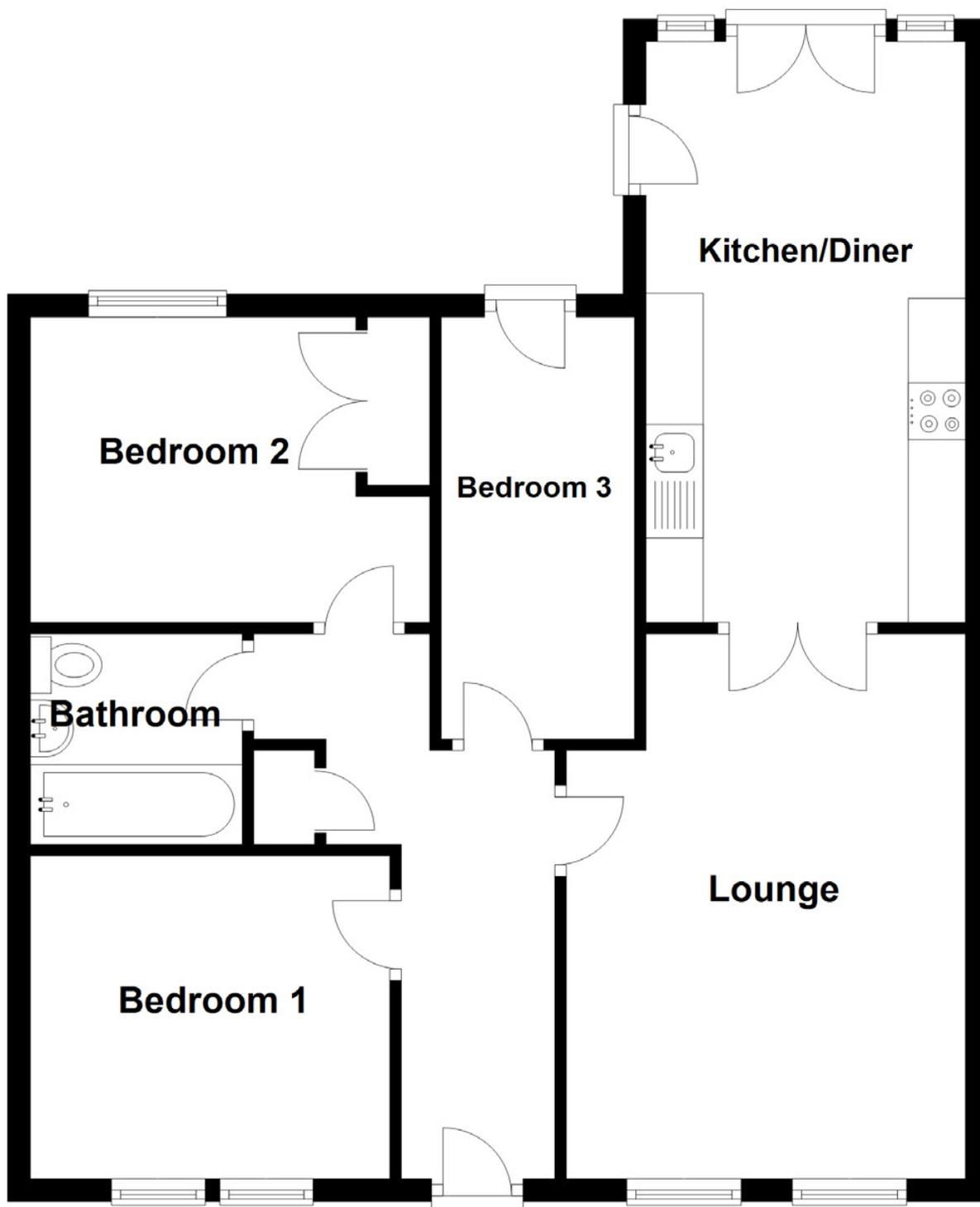


Bedroom 3



The Bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.49m (11'5")	Bathroom	1.85m (6'1") x 1.85m (6'1")
Kitchen/Diner	5.12m (16'9") x 2.79m (9'2")		
Bedroom 1	3.14m (10'4") x 2.85m (9'4")	Gross internal floor area (m ²): 69m ²	
Bedroom 2	3.49m (11'5") x 2.69m (8'10")	EPC Rating: C	
Bedroom 3	3.72m (12'2") x 1.69m (5'7")		

There is a driveway for a car at the rear of the property, with easy access by a communal lane and more than adequate on-street parking to accommodate for residents and visitors alike. There are also well-maintained garden grounds to the front and rear of the property, including a patio area to the rear.

This cosy cottage also benefits from gas central heating and double glazing throughout the entire property offering a perfect blend of comfort and style for peaceful living.





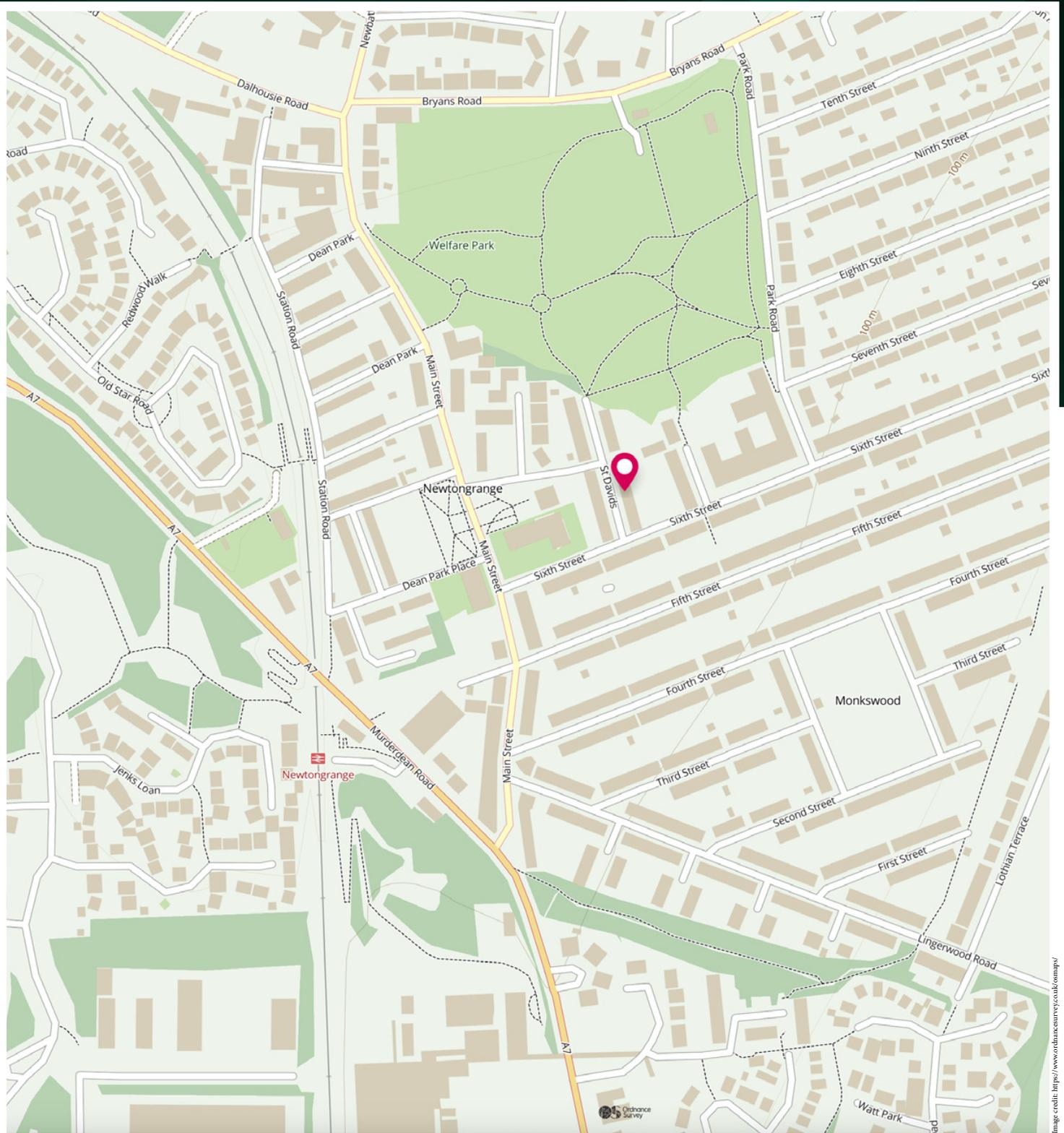
WELFARE PARK

This property is located within the Midlothian town 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 minute's away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network. The property is only a five-minute walk to the train station, providing an easy commute into Edinburgh for anyone needing to travel for work.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.