



6 Monkswood Road
NEWTONGRANGE | MIDLOTHIAN | EH22 4QY


warners
solicitors & estate agents



6 Monkwood Road

NEWTONGRANGE | MIDLOTHIAN | EH22 4QY

Warners are delighted to present to market this beautifully presented three bedroom detached bungalow, in a sought after development in the popular family friendly area of Newtongrange. Set in a corner plot on a well maintained development, this property features a private driveway, detached single garage and front, side and rear gardens. This home is offered to the market excellent condition and would make an ideal home for a family or couple looking for more space in a tranquil setting. The accommodation comprises welcoming entrance hallway with storage, light and spacious living/dining room with a feature fireplace which provides a cosy central focal point. The fully fitted kitchen comes with attractive units and there is a handy access door to the rear garden. Off the welcoming hallway are three bedrooms, two benefitting from integrated storage and the home is completed by a stylish shower room with heated towel rail. Externally the low maintenance front and rear gardens are well maintained, the rear has a good sized patio, making it ideal for al fresco dining and entertaining. The property also benefits from gas central heating, double glazing. Early viewing is recommended!

- Detached three bedroom Bungalow in sought after development in Newtongrange
- Welcoming hallway with storage
- Living/dining room with feature fireplace
- Well-equipped kitchen with integrated appliances and door access to rear garden
- Three Bedrooms (two with integrated storage)
- Modern shower room with heated towel rail
- Private driveway leading to single detached garage
- Well maintained low maintenance front, side and rear gardens

All light fittings, blinds, curtains and kitchen appliances will be included in the sale. Some items of furniture may be available by separate negotiation. EPC Rating C.

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



The increasingly popular Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of shops, with a Tesco Supermarket at Hardengreen. Leisure activities in the vicinity include a sports/recreation centre, Newtongrange public park and the 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. The A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network and the Borders Railway link has a Station in Newtongrange.



