




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

21 Newbattle Road

NEWTONGRANGE, DALKEITH, EH22 4RN



NEWTONGRANGE DALKEITH

EH22 4RN

This property is located in 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. There is also a modern Tesco at the Eskbank Road roundabout. Further amenities can be found at nearby Dalkeith, whose high street shopping is well 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 the main bus route which operates to Edinburgh and further afield. The A7 major road heading south is just minutes away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network.

If this is not enough, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.





21 NEWBATTLE ROAD

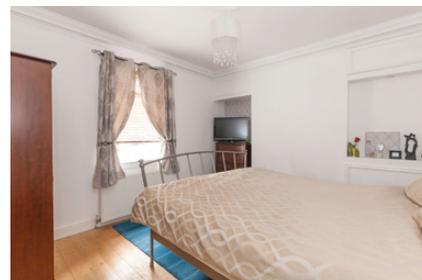
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An excellent opportunity has arisen to acquire this unique 1872 built 4 bedroom semi-detached house, making for an ideal family this property is well located within the popular Midlothian town of Newtongrange. Viewing of this property is highly recommended. Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: communal vestibule, entrance hallway with an under-stair storage cupboard, internal hallway with a cloak cupboard which also houses the boiler and an optional study area and a bright and spacious lounge which leads onto the dining room. There is also a fully fitted, partially tiled kitchen which benefits from an integrated electric 4 hob/oven, extractor hood and access to the rear garden, a double bedroom and a three-piece, fully tiled family bathroom with an overhead shower, chrome heated towel rail and extractor fan. First Floor: landing with access into the eaves and a Velux window which floods the space with natural light, two spacious double bedrooms, one of which has a two-piece en-suite WC and a single bedroom, providing the optional use as a home office or nursery. Attic: fully floored and accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private gardens to the front, side and rear of the property, including a patio area to the rear and a gated mono-blocked driveway which stretching down the side of the house, allowing for secure off-street parking for up to five cars.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.58m (21'7") x 3.62m (11'11")
Kitchen	3.58m (11'9") x 3.03m (9'11")
Bedroom 1	3.82m (12'6") x 3.77m (12'4")
WC	1.18m (3'10") x 0.95m (3'1")
Bedroom 2	3.82m (12'6") x 3.53m (11'7")
Bedroom 3	2.13m (7') x 2.02m (6'8")
Bedroom 4	4.06m (13'4") x 3.55m (11'8")
Bathroom	2.32m (7'7") x 1.89m (6'2")

Gross internal floor area (m²): 107m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

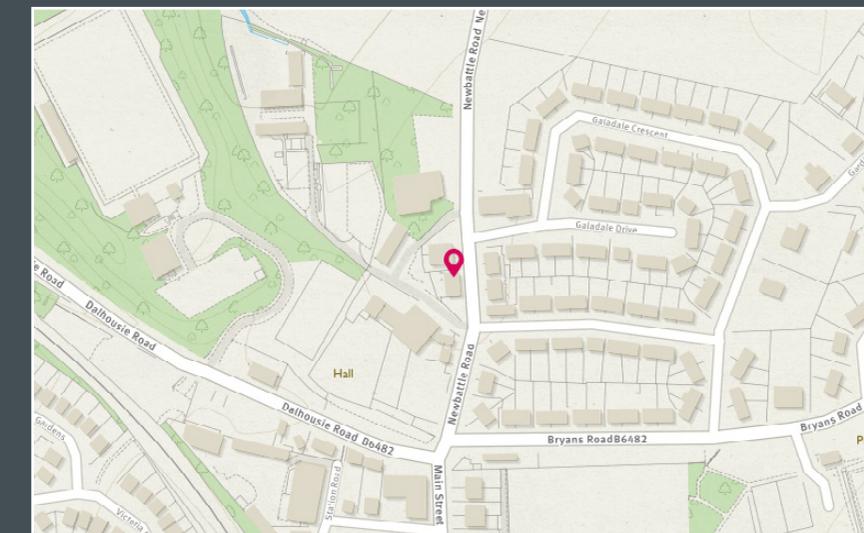


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
SEAN NICOL
Surveyor



Layout graphics and design
ALLY CLARK
Designer