




McEwan Fraser Legal
Solicitors & Estate Agents
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31 Mansfield Avenue
NEWTONGRANGE, MIDLOTHIAN, EH22 4SJ

NEWTONGRANGE

MIDLOTHIAN, EH22 4SJ



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.



31 MANSFIELD AVENUE

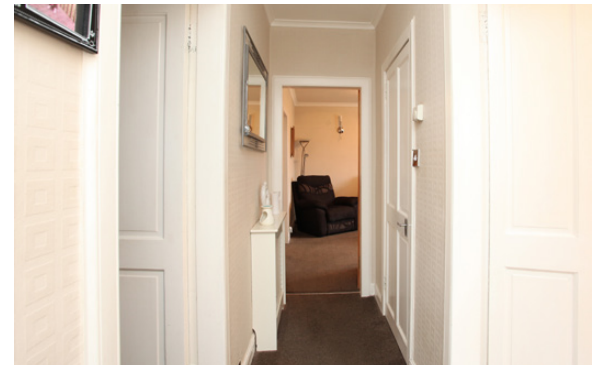
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McEwan Fraser Legal is delighted to present this two-bedroom lower villa in excellent, walk-in condition. This lower villa in Newtongrange benefits from;

- Fully equipped kitchen
- Spacious living area
- Two double bedrooms which offer various possibilities for furniture configurations.
- One three-piece modern shower room.
- Private front and rear garden with plenty of on-street parking.

Early viewing is recommended as this property is expected to be in particular demand.



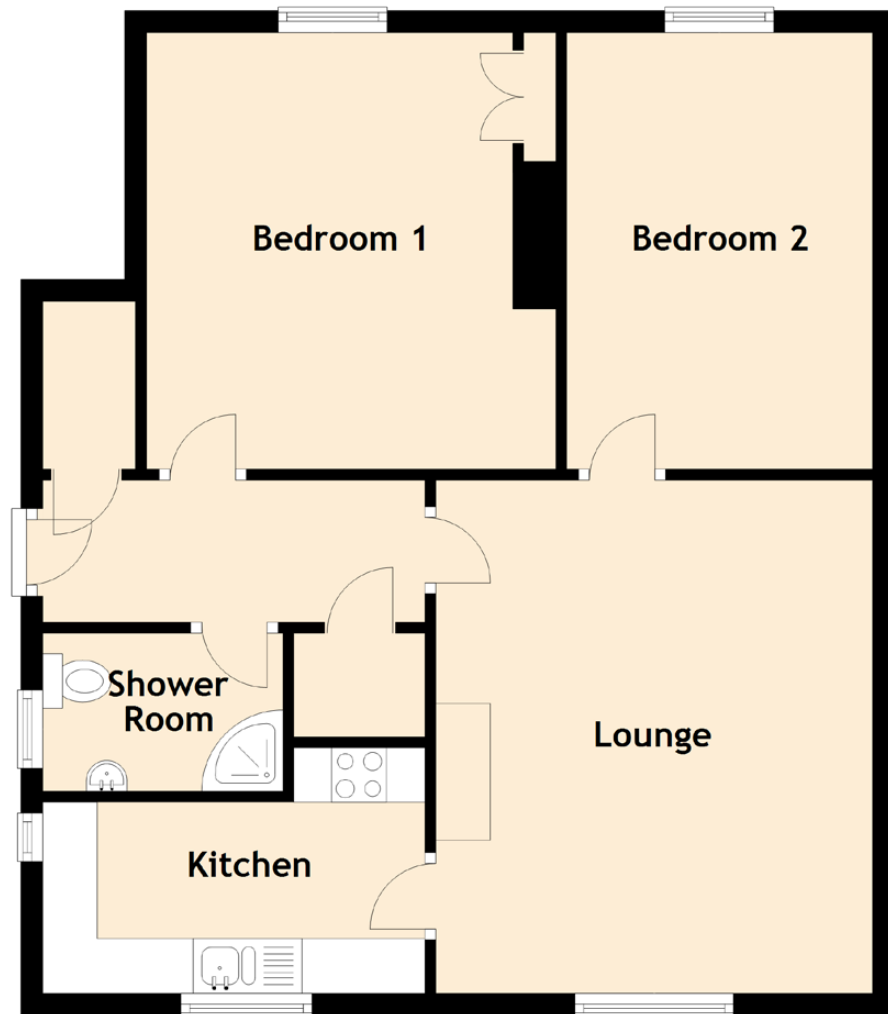






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 1.75m (5'9")
Bedroom 1	4.00m (13'1") x 3.75m (12'4")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Shower Room	2.20m (7'3") x 1.45m (4'9")

Gross internal floor area (m²): 65m²

EPC Rating: D

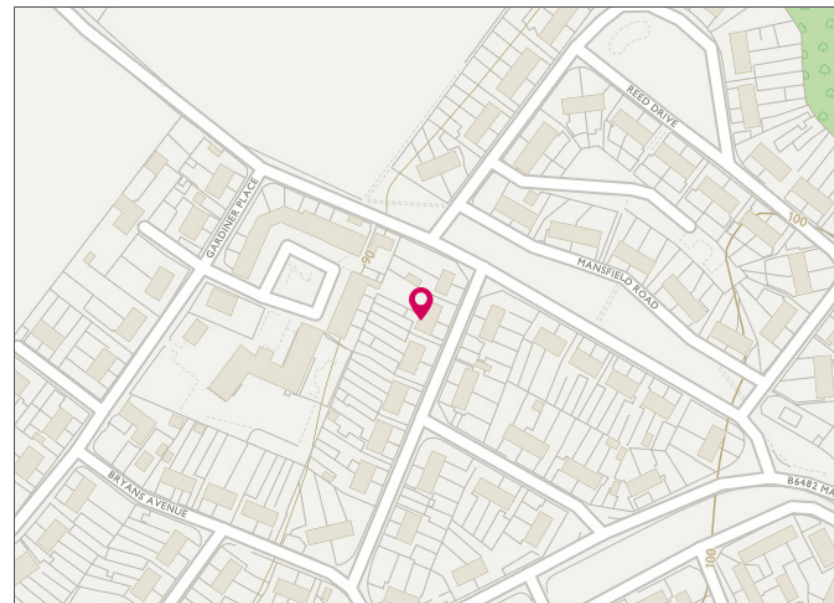


Image credit: <https://www.outlooksurvey.co.uk/compare/>



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