

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**8 McCathie Drive**  
NEWTONGRANGE, MIDLOTHIAN, EH22 4BW



## THE LOCATION



*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.*

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. Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh.



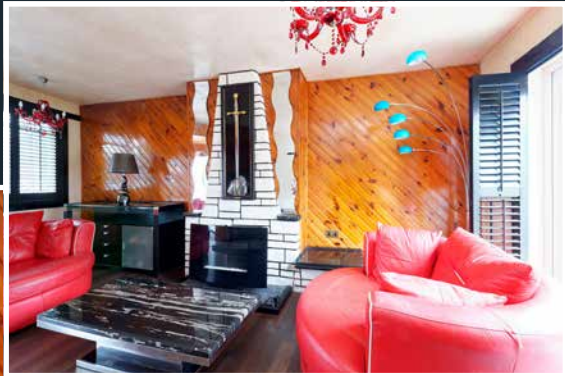


## THE PROPERTY

*An excellent opportunity has arisen to acquire this desirable two-bed, mid-terraced house, making for an ideal family home while being well located within the popular area of Newtongrange.*

This accommodation briefly consists of.

Ground Floor: entrance hallway, a bright and spacious lounge with a good-sized conservatory doubling as a dining room or second lounge area, from here you will access the fitted modern kitchen which benefits from an integrated electric 4 hob cooker and double oven with extractor hood with various integrated and freestanding appliances access. To complete the lower level is an under stair cupboard.

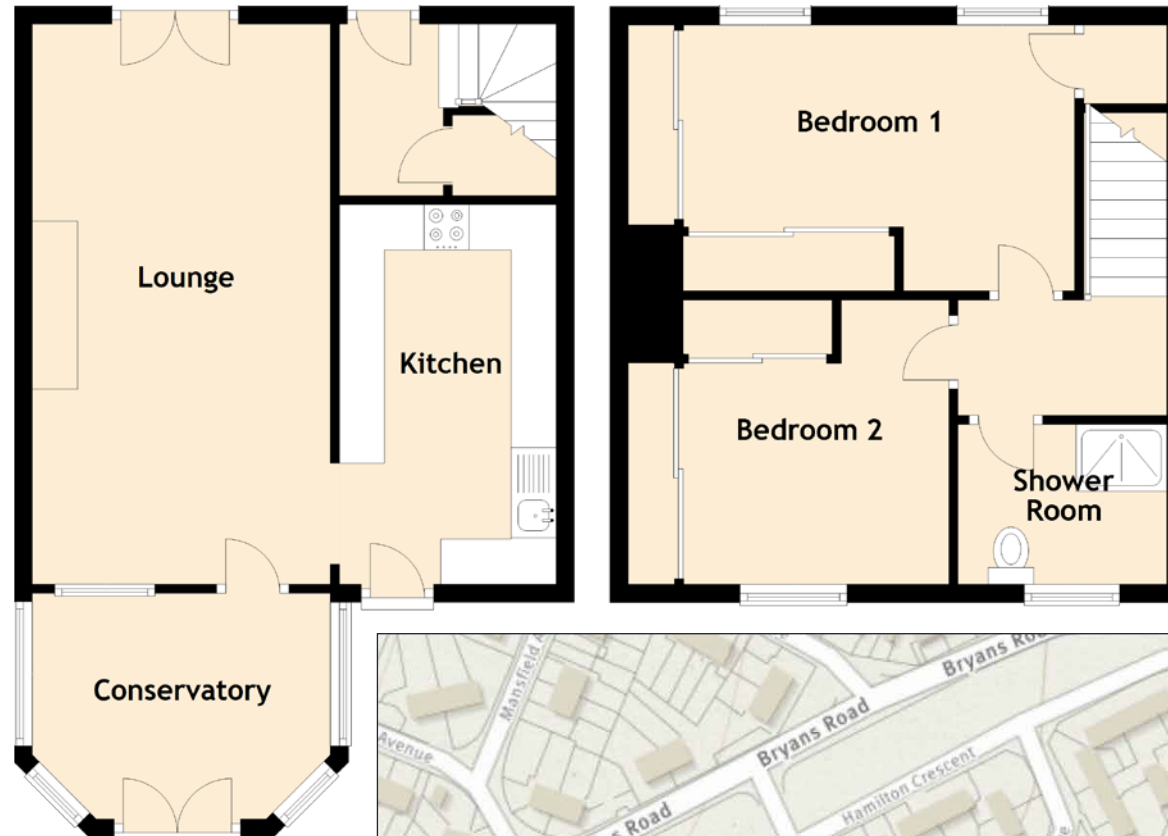




## THE PROPERTY

*First Floor: you will find two good sized double bedrooms, both of which have built-in mirrored wardrobes and to complete the accommodation is a three-piece, family shower-room.*

This property also benefits from full double glazing, private garden grounds to the front and rear of the property, while there is more than adequate un-restricted on-street parking to accommodate for visitors.



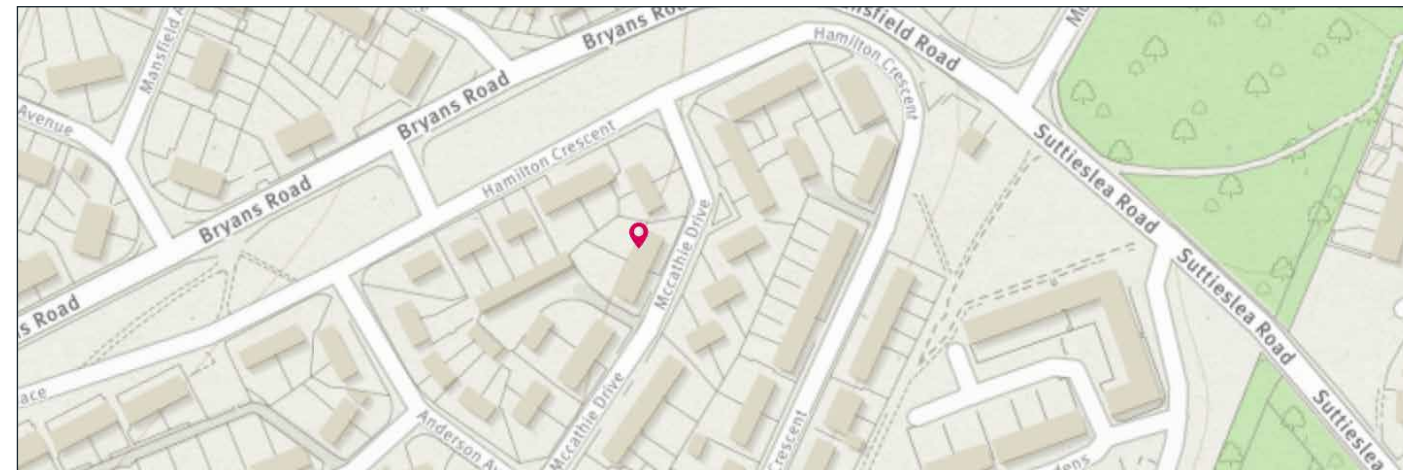
8 McCathie Drive, Newtongrange

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.30m (10'10")
Kitchen	4.20m (13'9") x 2.40m (7'10")
Conservatory	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	4.87m (16') x 2.90m (9'6")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Shower Room	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: F







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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Surveyor



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**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer