

48 St. Davids

NEWTONGRANGE, MIDLOTHIAN, EH22 4LF



Charming two-bedroom mid-terraced cottage presented to the market in very good internal order



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Fraser is delighted to present this charming two-bedroom mid-terraced cottage to the market. The property is presented to the market in very good internal order and benefits from gas central heating, double glazing and off-street parking to the rear. Properties of this type have plenty of potential for further extension to the rear and into the loft (STPP).

THE LOUNGE



The accommodation is focused on a spacious lounge with high ceilings and plenty of period detailing. The lounge has generous floor space offering plenty of flexibility for a new owner to create their ideal entertaining space.

THE KITCHEN



A door to the rear of the living room opens into the galley style kitchen which includes a good range of base and wall mounted units set against tiled splashbacks. Gas hob, electric oven and dishwasher are integrated. Space is provided for further freestanding appliances.





Bedroom one is a generous double bedroom which enjoys plenty of space for a full suite of freestanding bedroom furniture alongside two integrated storage cupboards. The second bedroom overlooks the rear of the property and is a further well-proportioned double.

Accommodation is completed by a fully tiled bathroom which includes a three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property boasts an enclosed, low maintenance, front garden and a large rear garden which affords off-street parking.

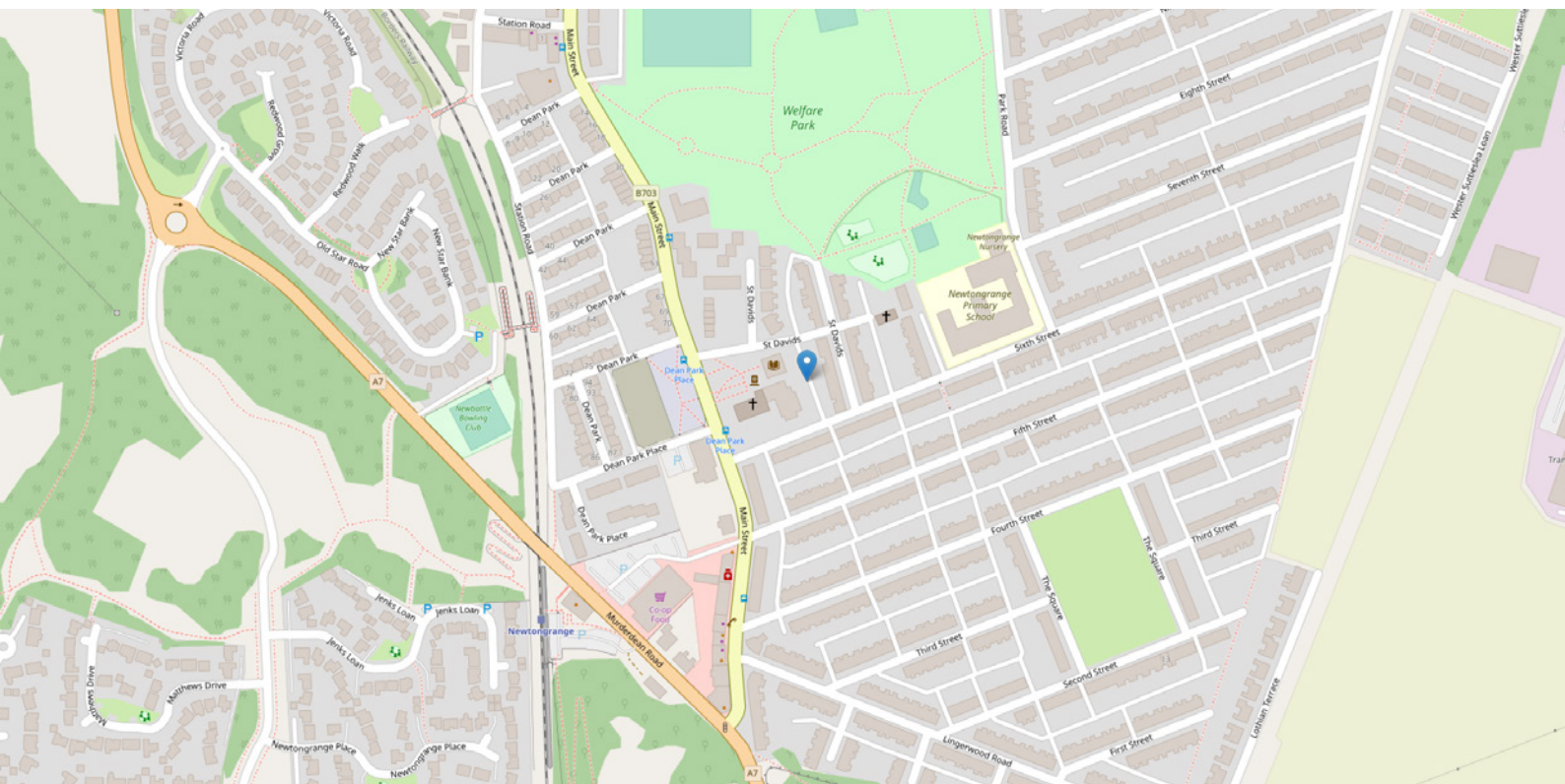
EXTERNALS



A detailed floor plan of a 2-bedroom property. The layout includes a Lounge (18'0" x 12'0") on the left, a Kitchen (10'0" x 10'0") at the top left, Bedroom 2 (12'0" x 12'0") at the top center, and Bedroom 1 (12'0" x 12'0") at the bottom right. A Bathroom (5'0" x 6'0") is located at the top right. The plan also shows a central hallway, a front entrance, and a rear garden (10'0" x 10'0").

Lounge	5.10m (16'9") x 4.20m (13'9")
Kitchen	2.60m (8'6") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 3.80m (12'6")

Gross internal floor area (m2): 69m²
EPC Rating: D



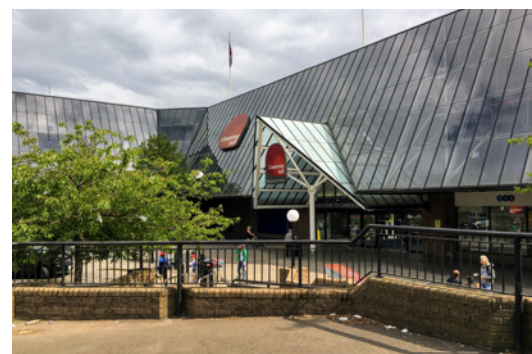
THE LOCATION

Newtongrange is situated in Midlothian, some 9 miles from Edinburgh City Centre, and in the past was a very busy mining town. Newtongrange town centre provides a variety of facilities including a full range of banking and postal services. Leisure pursuits include a local swimming and leisure centre.





Local schools can be found at both primary and secondary level. Regular bus services run to Edinburgh City Centre in less than half an hour, including the Lothian Express X29 and First Bus express running to and from the area frequently. The reinstated borders railway line stops at Newtongrange and provides only a fifteen minute journey into Edinburgh. The Edinburgh City Bypass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Queensferry Crossing and east to the heart of East Lothian and beyond



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