

# 16 Suttieslea Crescent

NEWTONGRANGE, MIDLOTHIAN, EH22 4AR



*TWO BEDROOM BUNGALOW WITH  
VERY GENEROUS GARDEN SPACE*



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McEwan Fraser Legal is delighted to present this two-bedroom bungalow in Newtongrange. The property is in very good internal condition, making it the perfect family home or a lucrative investment opportunity.

Internally the property briefly comprises of an entrance hallway fitted with a storage cupboard leading to the bright dual-aspect living room with views over the countryside. Moving around the hall from here you enter the modern fitted kitchen, with integrated gas hob and oven. This room benefits hugely for the double doors leading out to the rear garden. There are two double bedrooms, the master with a built-in mirrored wardrobe and the second with ample floor space for free-standing units. Lastly, the well-looked-after four-piece bathroom suite allows plenty of room for redesign should you so wish.

In addition to this, the property includes a large rear garden and an even larger one to the front which many neighbours have converted into driveway space. This is a rare opportunity to acquire a bungalow in a fantastic location.

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# The Kitchen





**Bedroom 1**



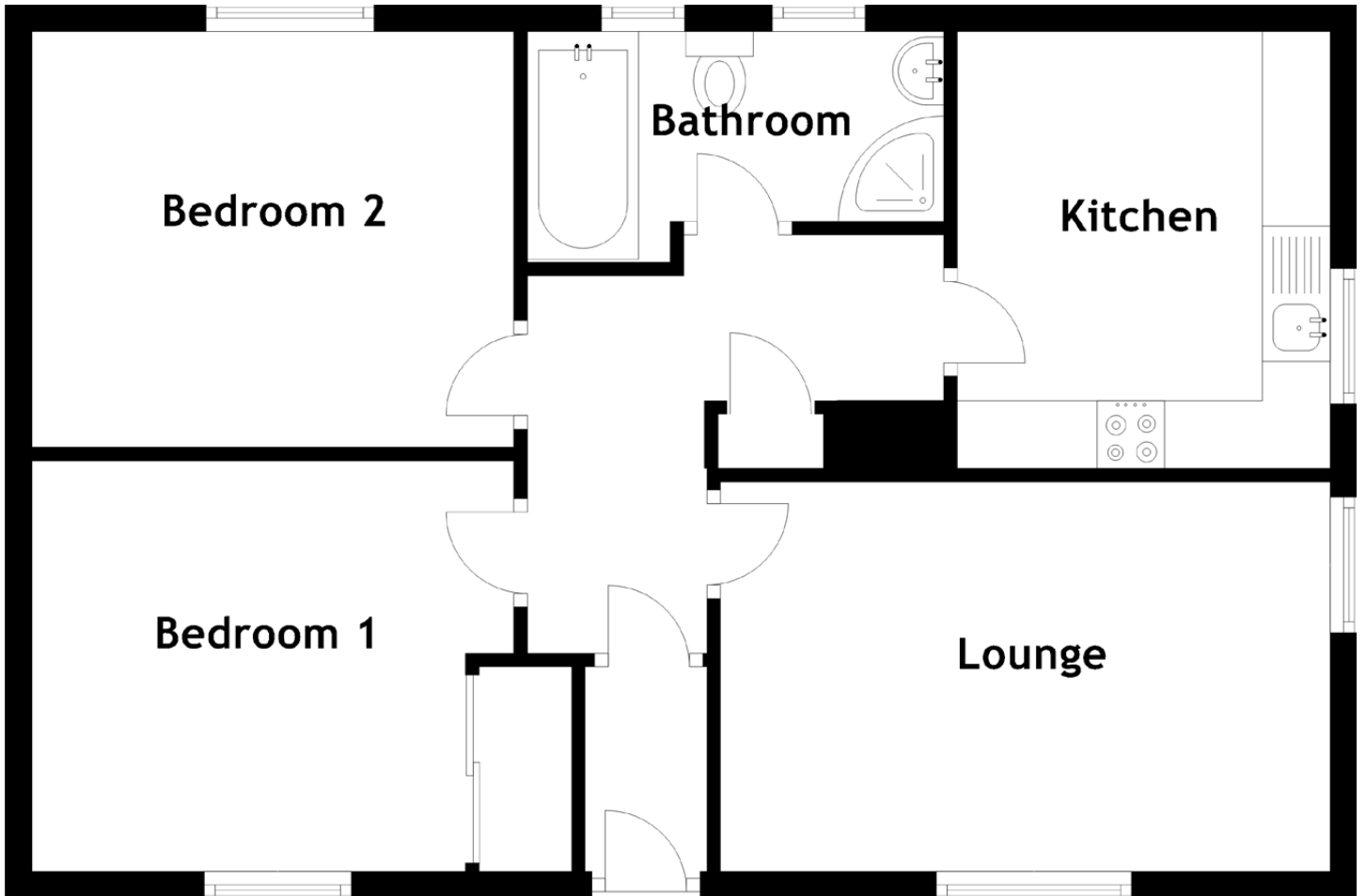




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.05m (10')	Bathroom	3.08m (10'1") x 1.70m (5'7")
Kitchen	3.22m (10'7") x 2.75m (9')		
Bedroom 1	3.56m (11'8") x 3.03m (9'11")	Gross internal floor area (m <sup>2</sup> ): 59m <sup>2</sup>	
Bedroom 2	3.56m (11'8") x 3.07m (10'1")	EPC Rating: D	









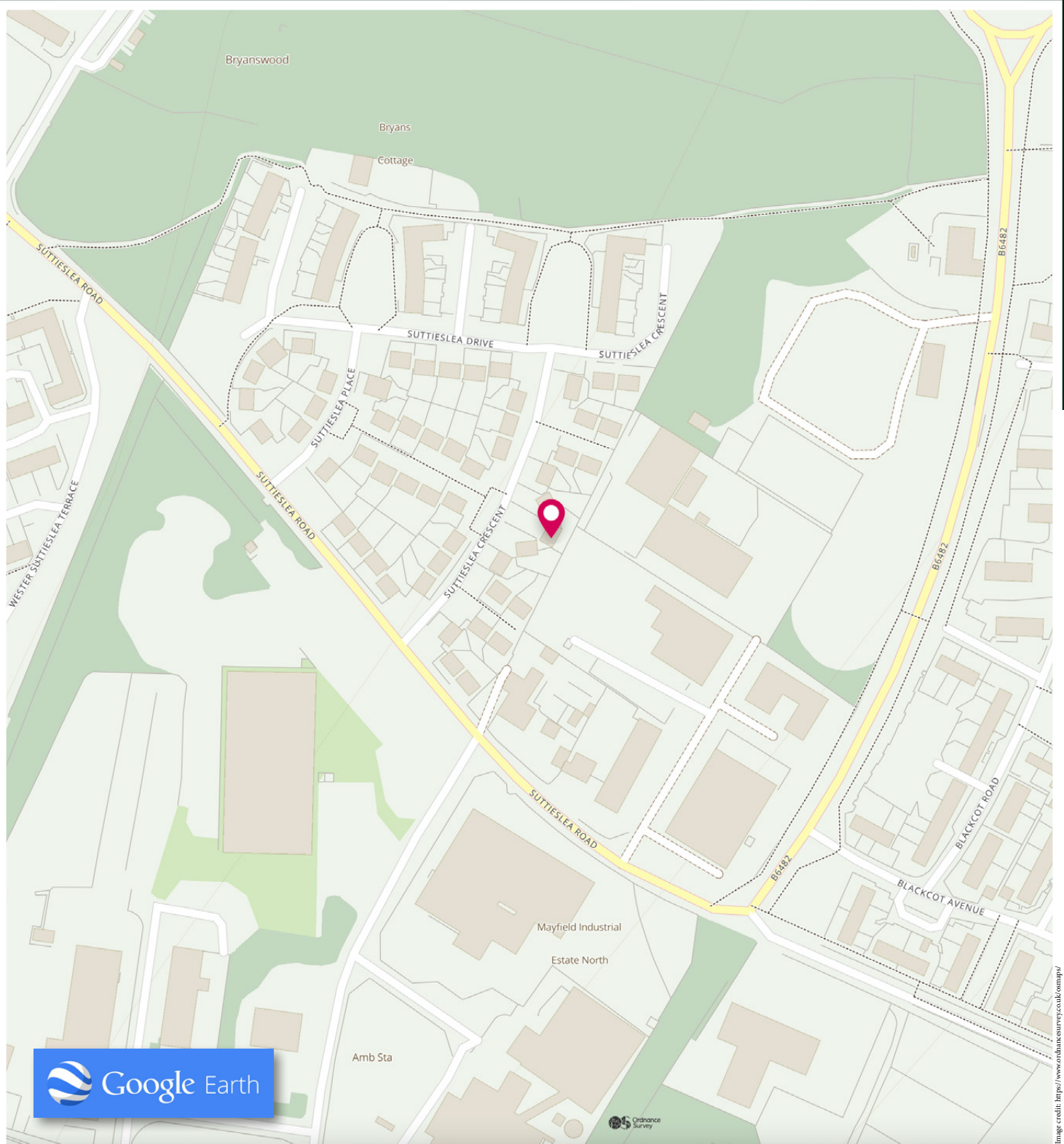
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This property is located within the Midlothian town of Newtongrange, which is well within commuting distance of Edinburgh. This one time small mining community has undergone considerable upgrading in recent years, with an influx of new industry, and as a result the local amenities have improved to meet the demand. Newtongrange offers an excellent choice of shops, banks and postal services, with a modern Tesco at the Eskbank Road roundabout. Further amenities can be found at nearby Dalkeith, whose high street shopping is 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 a main bus route, which operates to Edinburgh and further afield. The A7 major road heading South is just minute's away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network. If this isn't enough, Newtongrange has the Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.

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# McEwan Fraser Legal

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