



62 Gardiner Place, Newtongrange, Dalkeith, Midlothian, EH22 4RS

Light and Tastefully Presented, Two-bedroom, Upper Villa

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Property Description

Light and tastefully presented, two-bedroom, upper villa, with generous gardens and a multi-vehicle driveway. Located in a quiet and established residential area of the popular village of Newtongrange, Midlothian.

Comprises an entrance hall and stairway, hall, living room, kitchen, two double bedrooms and a bathroom.

Features include a modern fitted kitchen, gas central heating, double glazing, multiple TV points and good storage.

Externally, there is a driveway to the front and side, whilst a generous private garden incorporates a lawn, paved patio and shed.

A bright staircase leads to a welcoming central hallway, with walk-in storage, both finished with light, neutral decor and carpeted flooring. Set to the front, is a good-sized public room, featuring a wall-mount TV point, an open-shelved press and carpeted flooring. Set off the lounge is a bright, modern kitchen, with fitted units, including wood-effect worktops, with matching upstands, a sink with a drainer, an integrated electric oven and an induction hob, with a canopy above.

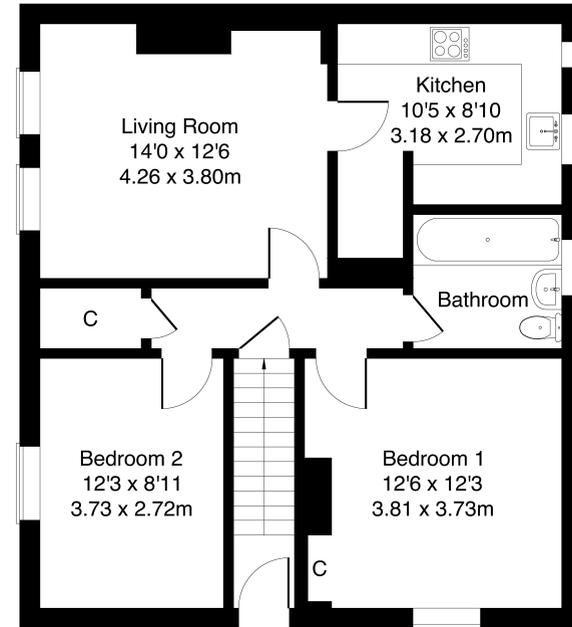
Bedroom one has a side aspect window and includes a TV point, a press cupboard and carpeted flooring. Bedroom two is set to the front, with carpeted flooring and ample space for freestanding storage.

Completing the accommodation, the bathroom has a rear-facing window and is fitted with a three-piece suite, including a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)

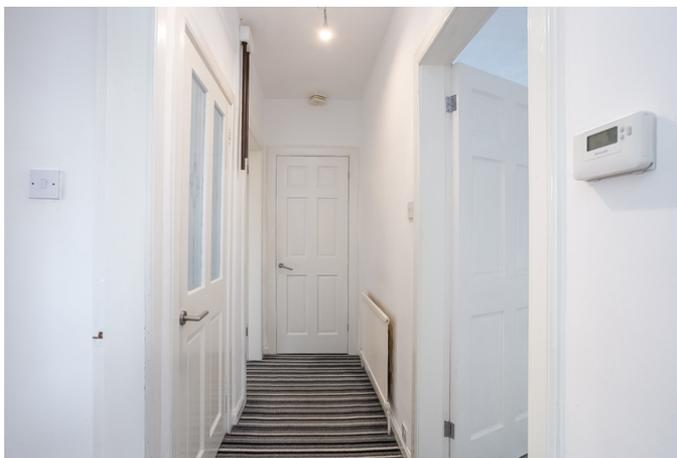


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newtongrange, a characterful former mining village, provides an excellent range of everyday shopping and local amenities. There is also a local swimming pool and leisure centre, community centre, library, local parklands and well-regarded schooling at all levels. Dalkeith, a short distance away, offers all the amenities

expected of a sizeable town, with a regular bus service connecting to Edinburgh and other local destinations. There is easy road access to the city bypass and motorway network, as well as a rail station on the Borders railway for easy commuting into the heart of Edinburgh, making this an excellent commuting choice.





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