



**78 Hamilton Crescent, Newtononrange, Dalkeith, Midlothian, EH22 4BD**

Beautifully Presented, Two-Bedroom, Mid-Terrace Home, with Gardens and a Driveway

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# Property Description

Beautifully presented, two-bedroom, mid-terrace home, with gardens and a driveway. Located in an established residential area of Newtongrange, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a stylish, fitted kitchen, modern bathroom, upgraded internal doors and contemporary flooring. In addition, there is superb built-in storage, including a loft, gas central heating and double glazing.

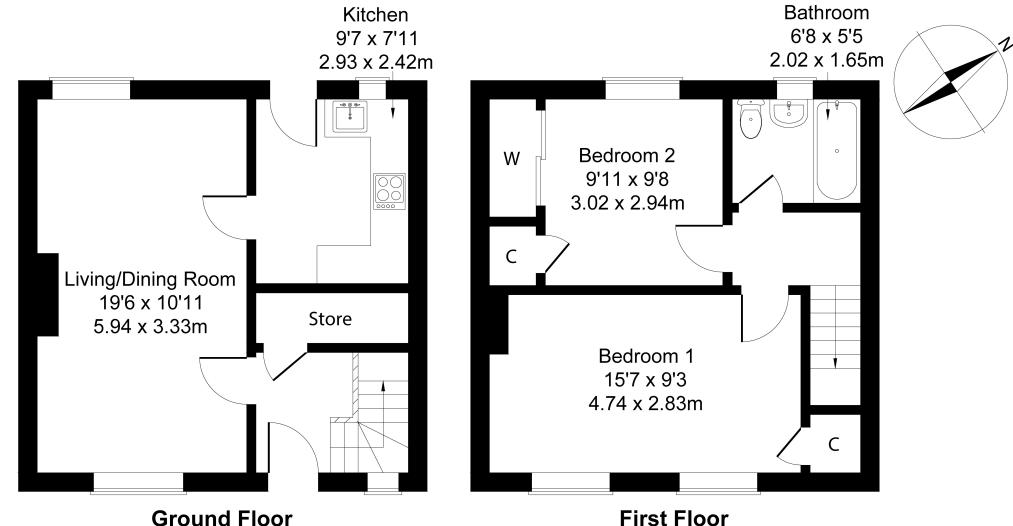
Externally, there is a mono-blocked driveway to the front, whilst a large and enclosed rear garden features a synthetic turf lawn and paved patio.

A welcoming entrance hall gives access to the lounge, a carpeted stairway and a deep built-in store cupboard, with additional cloak storage underneath the stairs. The dual-aspect public room accommodates both lounge and dining furniture, and includes modern, wood-effect flooring, continued from the hall, and two pendant light fittings. Set off the dining area, the kitchen has a door to the rear garden and modern flooring. Fitted units include wood-effect worktops, a sink with a drainer, a tiled surround, LED kick plate lighting, a fridge/freezer, an integrated oven and a gas hob, with a canopy above.

On the first floor, a spacious double bedroom is set to the front, and features modern, wood-effect flooring, a wall-mount TV point and a built-in store/wardrobe. Rear-facing, bedroom two has a skyline view of the Pentland Hills, modern flooring and built-in wardrobes. A bright, modern bathroom is fitted with a stylish suite, including a mains shower over the bath, LED kick plate lighting, tiled splash walls and recessed spot lighting.

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Approximate Gross Internal Area: (753 sq ft - 70 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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