



71 Reed Drive, Newtongrange, Dalkeith, Midlothian, EH22 4SP

Immaculately Presented & Spacious, Three-Bedroom, Ground-Floor Villa with Garden

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented and spacious, three-bedroom, ground-floor villa with private gardens. Located in a quiet and established residential area of the popular village of Newtongrange, Midlothian.

Comprises an entrance hallway, living room, kitchen, three double bedrooms, an en-suite, and a shower room.

Highlights include a quality fitted kitchen with a full range of integrated appliances, stylish modern shower suites, and contemporary flooring and lighting. Ready-to-move-in, with light tastefully decor throughout, further features include double glazing, gas central heating, and good storage provision.

Externally, there is low-maintenance landscaping offering off-street parking to the front; whilst a terraced rear garden includes two greenhouses and a summerhouse with power and lighting.

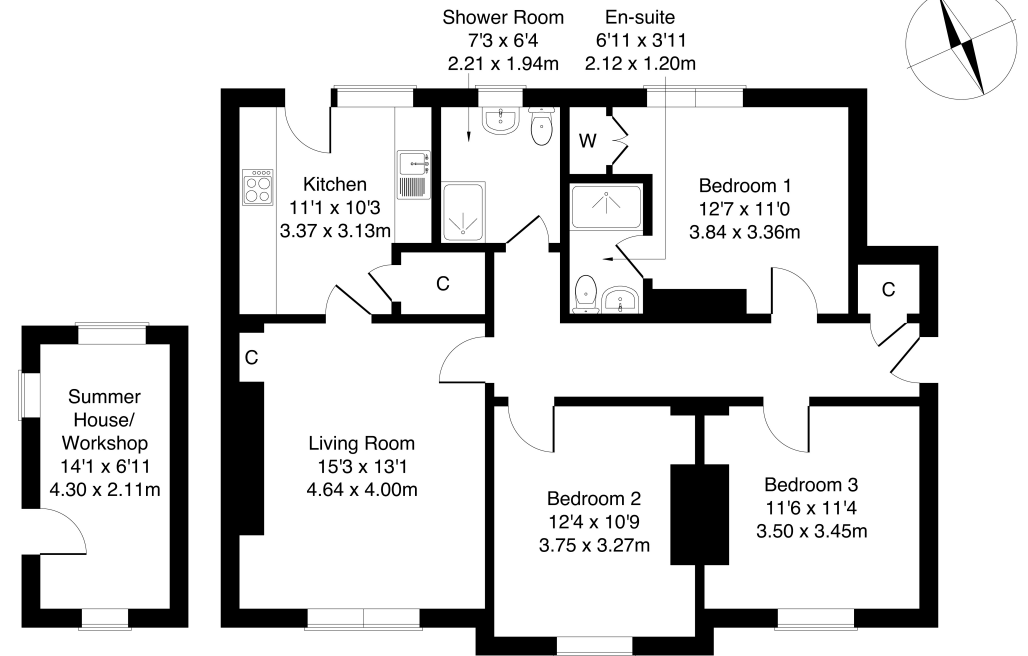
A bright welcoming hallway provides access throughout the majority of the property and features modern marble effect tiled flooring, recessed spotlighting, and a deep storage cupboard. Set to the front, a spacious living room enjoys a southerly aspect allowing plentiful natural light, and includes carpeted flooring, a press cupboard, a wall-mount TV point and plain coving. Set off the lounge, a stylish kitchen features tiled flooring, a deep storage cupboard, and a door leading to the garden. Quality fitted units include worktops with matching upstands, a ceramic sink with a drainer, unit downlighting and LED kick plate lighting. Integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven and gas hob.

A tastefully finished master bedroom is set to the rear, and features carpeted flooring, a built-in wardrobe and an en-suite shower room. Two further well-proportioned bedrooms are set to the front, with carpeted flooring and pendant light fittings. Completing the accommodation, set to the rear, a stylish shower room is fitted with a modern suite including a rainfall shower, tiled splash walls and a ladder-style radiator.



71 Reed Drive, Newtongrange, Dalkeith, EH22 4SP

Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Outbuilding

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

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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

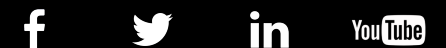
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.