










Offers Over
£190,000

48 St Davids

Newtongrange | Midlothian | EH22 4LF

A superb opportunity has arisen to acquire this beautifully presented two bedroom terraced cottage quietly positioned within the popular village of Newtongrange, close to excellent amenities including the local primary school with good transport links nearby. The property will undoubtedly appeal to a variety of buyers including first-time purchasers, growing families and those looking to downsize.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance vestibule, bright and airy lounge/diner with a press cupboard, lovely high ceilings and an engineered wooden floor, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being styled with white wooden units and a wooden worktop, rear hallway with good storage provisions and a pulley drying rack, two well-proportioned double bedrooms both with ample space for freestanding furniture and different configurations, and a fully-tiled bathroom suite with an over-bath shower.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front, there is a low maintenance private front garden laid with chip stone. To the rear, a multi-car driveway for secure off-street parking and further garden space laid with chip stone and vegetable planters for residents to enjoy and make their own. There is also more than adequate on-street free parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.

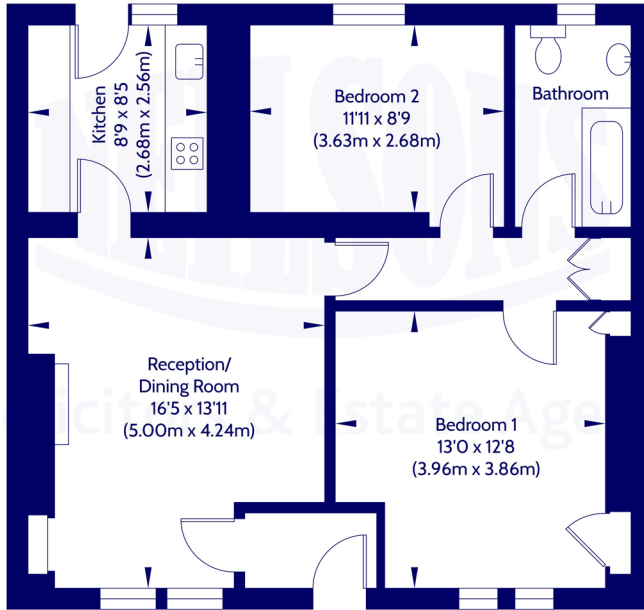




Location

This increasingly popular village of Newtongrange with active local community offers convenience shopping and primary school with excellent recreational facilities including a leisure centre, bowling club, library, lovely park and scenic walks in and around the area. A Tesco supermarket is only a short driveway away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter, the city by-pass is easily accessible linking to major motorway networks, there is a local train station within walking distance and regular bus service operating nearby to Edinburgh City Centre and surrounding areas.

Ground Floor
Approx. Internal Area 65.38 Sq M / 704 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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