



58 The Square
NEWTONGRANGE | MIDLOTHIAN | EH22 4QE


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Occupying a generous corner plot with large, secluded garden grounds, moments from excellent local amenities, quick transport links and vast open green spaces is this spacious end terraced villa.

The property comprises a welcoming entrance hallway, bright open plan lounge/kitchen with bay window, wood burning stove and contemporary kitchen units, an elegant dining room/4th bedroom, a further bedroom with built in wardrobe and downstairs is completed by a stylish shower room. Following up a wide staircase the upper level boasts two further double bedrooms and the house is completed by a bathroom with three piece suite. Externally there are private front, side and rear gardens with the rear garden fully enclosed laid to lawn with a garage and paved section ideal for al fresco entertaining.

- End terraced villa
- Corner plot with generous gardens
- Garage and on street parking
- Sought-after location
- Move in condition
- Welcoming hallway
- Bright open plan lounge/kitchen
- Four double bedrooms
- Two bathrooms

Extras included in the sale are fridge, washing machine and dishwasher. EPC rating D.

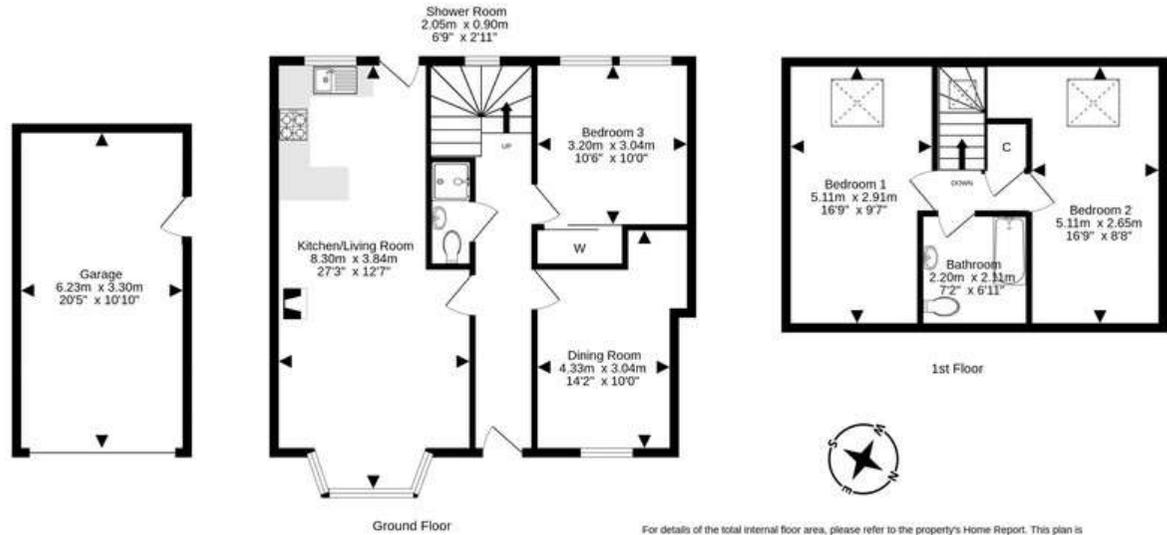


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The highly sought-after Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of local amenities conveniently close with a Tesco Supermarket at Hardengreen. 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. The property is situated close to a main bus route, which operates to Edinburgh and further afield and the A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network. The Borders Railway link has a station in Newtongrange which is only a 5 minute walk from the property and offers a frequent service to Edinburgh and the Borders. Central Edinburgh (Waverley) is a 20 minute journey away and the Borders can be reached in 45 minutes, making it a good choice for commuters and those looking to explore the Borders countryside.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022