



## 64 Dean Park, Newtongrange, Dalkeith, Midlothian, EH22 4LP

Beautifully Presented, One Bedroom, Mid-Terrace Cottage with Private Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



# Property Description

Beautifully presented, one bedroom, mid-terrace cottage with private gardens, set on a quiet residential side street. Located in Newtongrange, Midlothian, to the southeast of Edinburgh.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom and a bathroom.

Highlights include fresh decor throughout, gas central heating, uPVC double glazing, TV and telephone points, a multi-fuel stove and a fitted kitchen with appliances.

Externally the property benefits from a private rear garden laid to lawn, with raised borders, a shed and log store, and a patio; with ample unrestricted parking to the front and a small garden.

The welcoming entrance hall has wood effect flooring extending into the front-facing, bright southerly facing living/dining room which features a press cupboard and a multi-fuel stove with a stone hearth and wooden beam.

With a door to the rear garden, the well-proportioned newly fitted kitchen has wall and base units, stone-effect worktops with matching upstands, an integrated induction hob, extractor hood, oven and a freestanding washing machine.

With aspects to the front and rear, the generously-sized double bedroom has wood effect flooring, an open shelved press, ample space for freestanding bedroom and storage furniture, and french doors to the rear garden.

Completing the accommodation, set to the rear, the stylish bathroom is fitted with a modern three-piece suite, a mains mixer shower over the bath with a 'rainfall' showerhead and panel splash walls.

A 360 Virtual Tour is available online.



64 Dean Park, Newtongrange, Dalkeith, EH22 4LP

Approximate Gross Internal Area: ( 627 sq ft - 58 sq m.)

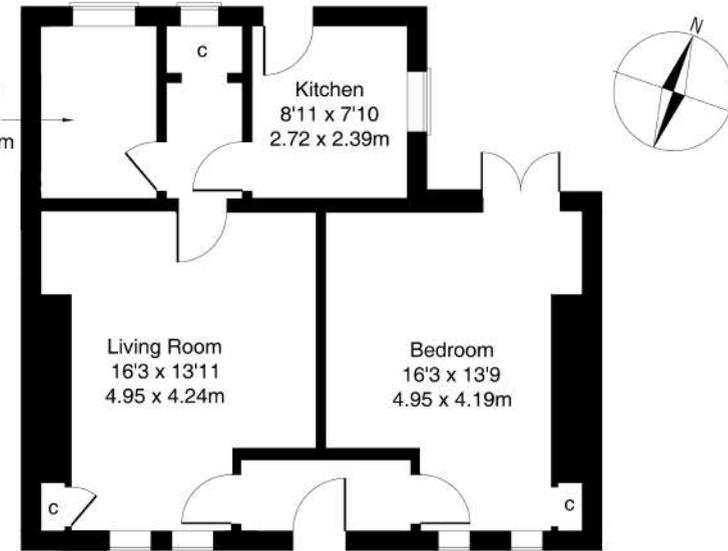
Bathroom  
9'5 x 5'4  
2.87 x 1.63m

Bathroom  
9'5 x 5'4  
2.87 x 1.63m

Kitchen  
8'11 x 7'10  
2.72 x 2.39m

Living Room  
16'3 x 13'11  
4.95 x 4.24m

Bedroom  
16'3 x 13'9  
4.95 x 4.19m



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 leisure centre in the area and a new leisure complex at the High School, a gym, community centre, library, local parklands and well-regarded schooling at all levels; as well as an award-winning Bakery and the award-winning Sun Inn. 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 providing a quick 20-minute commute 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](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

