



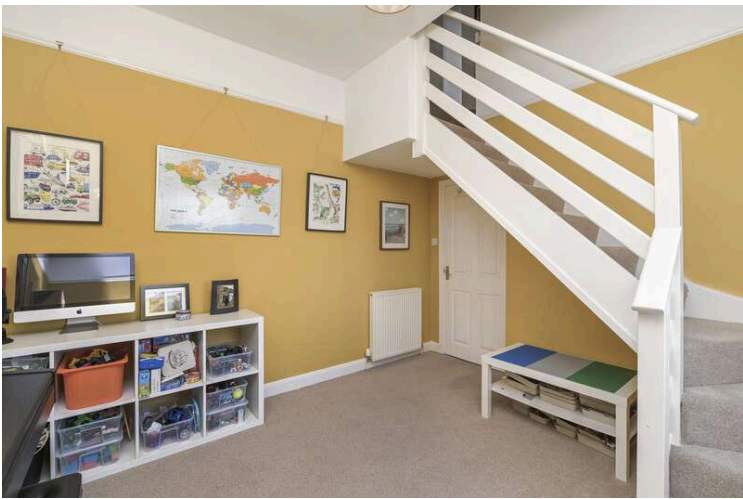
6 Galadale Drive, Newtongrange, Midlothian, EH22 4RP

www.mcdougallmcqueen.co.uk



Beautifully extended semi-detached cottage presented to the market by McDougall McQueen, situated in a much sought-after residential area in the lovely village of Newtongrange, Midlothian. The property is close to all local amenities and is only a short walk from the Newtongrange train station. The accommodation has been extended, improved and maintained to provide spacious accommodation over two levels, ideal for professional couples, first time buyers and those with families. There are private gardens to the front and rear which are ideal for outside entertaining and relaxation.

- Superb location within the village
- Lovely property with spacious accommodation
- Superb mixture of original features with quality modern additions throughout
- Spacious living room with large bay style front facing window and shelved store cupboard
- Lovely fully fitted dining kitchen with dual aspect windows and rear garden access, a range of base and wall units with additional store cupboards, gas hob, glass splashback, extractor, oven and built-in microwave with additional free-standing white goods,
- Gorgeous ground floor double bedroom with bay style window to the front, ornate fireplace and picture rail
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc and sink with built-in vanity unit, towel radiator and touch control anti mist mirror with light
- Family/dining room with rear facing window and stairs to the upper level
- Double bedroom with Dormer window to the rear, built-in wardrobes and under-eave storage
- Second double bedroom with Dormer window to the rear
- Gas central heating + Double glazing
- Private garden grounds the front and rear, with side access, which ideal for outside entertaining and relaxation
- Covered decking area



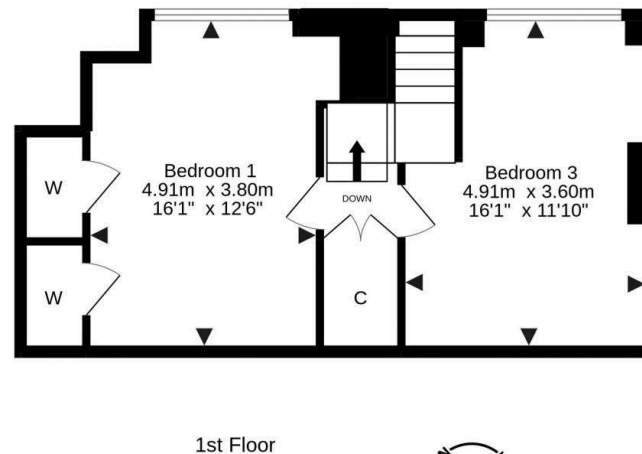
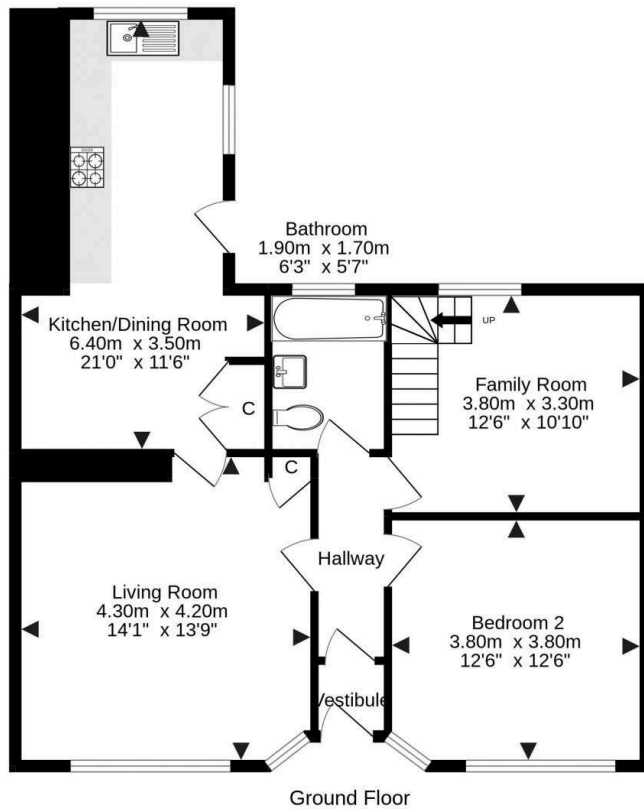
Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange making this the ideal commuter location.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, and integrated appliances. No warranty applies to any integrated appliances, white goods or other movable items included in the sale. Other items may be available by negotiation.

EPC Band - D



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.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

