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38 Gardiner Place, Newtongrange, Dalkeith, Midlothian, EH22 4RS

Light & Tastefully Presented, Two-Bedroom, Upper Villa with Garden & Driveway

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Property Description

Light and tastefully presented, two-bedroom, traditional upper villa, with gardens and a driveway. Located in a quiet and established residential area of the popular village of Newtongrange, Midlothian.

Comprises an entrance and stairway, hallway, living/dining room, kitchen, two double bedrooms and a shower room.

Features include a modern fitted kitchen with real wood worktops, modern gas central heating, and double glazing. With open views to the rear, there is also a modern bathroom and good storage, including bedroom storage and a large loft.

Externally, there is a driveway to the front and a private garden plot to the rear incorporating a lawn and paved patio, in addition to a shared drying green.

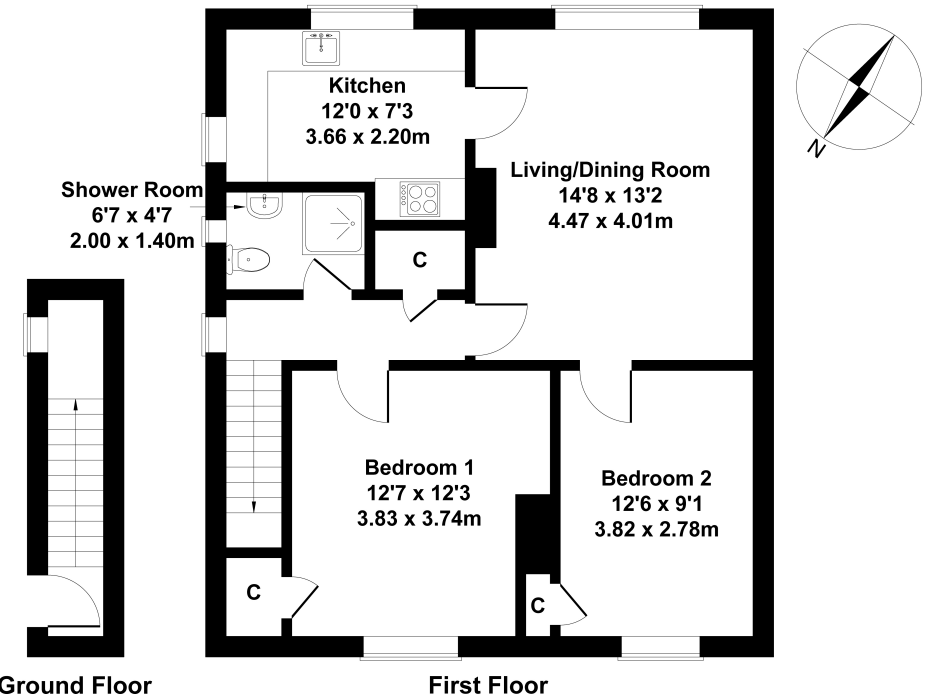
A welcoming entrance hallway provides access to the carpeted staircase leading to the upper hall, which in turn provides access to the majority of the accommodation, including a useful built-in cupboard offering additional storage. Bright and inviting, the south-facing living room is positioned at the front, tastefully finished with light décor, wood-effect flooring and an attractive fireplace surround, creating a comfortable focal point. The room also provides access to the kitchen and bedroom two. The stylish kitchen is fitted with a range of modern units complemented by real wood worktops, a tiled surround, a sink with drainer, an integrated fridge/freezer and space for freestanding appliances.

Positioned to the rear, bedroom one is a generous double room, finished in light décor with carpeted flooring and a built-in cupboard, with ample space for a range of freestanding furniture. Bedroom two is conveniently located off the living room and benefits from carpeted flooring and a built-in cupboard. Completing the accommodation, the shower room is fitted with a contemporary suite, including an electric shower unit, panelled splash walls and easy-maintenance flooring.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newtongrange, a charming former mining village, offers a wide selection of everyday shopping and local amenities. Residents benefit from access to a swimming pool and leisure centre, a community centre, library, and nearby parklands, along with highly regarded schools serving all age groups. The neighbouring town of Dalkeith provides an

extended range of services and facilities, with regular bus links to Edinburgh and surrounding areas. The location also boasts convenient road connections to the city bypass and motorway network, while the nearby Borders Railway station ensures quick and direct rail travel into central Edinburgh, making it an ideal base for commuters.





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