

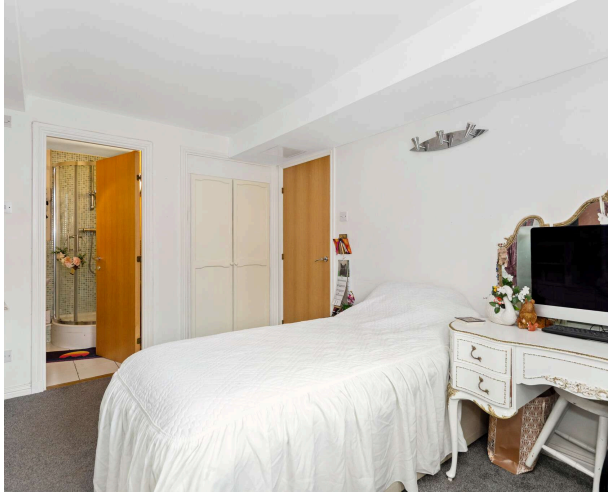
McDougall McQueen
solicitors & estate agents

143 Main Street, Newtongrange, Midlothian, EH22 4PF

2 2 1 EPC B









Welcome

Welcome to 143 Main Street, a bright and spacious main door ground floor flat, situated on Main Street in sought-after Newtongrange, this stylish two-bedroom, en-suite, main-door flat offers convenient access to local amenities and is just a five-minute stroll from the train station. If you are looking to purchase your first property, or requiring ground floor living, then look no further. The property benefits from double glazing, gas central heating, and a covered allocated parking space. Given its superb location, we are sure that this property will prove to be immensely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Own main door entrance
- Entrance vestibule
- Hallway with built-in storage
- Modern open plan living, dining, and kitchen area
- Kitchen area with a range of units, integrated appliances, white goods, and composite sink
- Main bedroom with built-in wardrobes and front facing window
- Lovely en-suite shower room
- Bedroom two with front facing window and built-in wardrobes
- Family bathroom with shower over the bath, wc, and sink
- Double glazing and gas central heating
- Covered allocated private parking space
- Included in the sale are: All floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free standing white goods. No warranty applies to any appliances or movable goods included in the sale and these are deemed sold as seen.







Newtongrange

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being extremely 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 providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.



Agents Note

The development is maintained by Ross & Liddell with a monthly fee of £60 covering the costs involved in general maintenance of the development, any general repairs and block buildings insurance.

Get in touch

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property@mcdougallmcqueen.co.uk

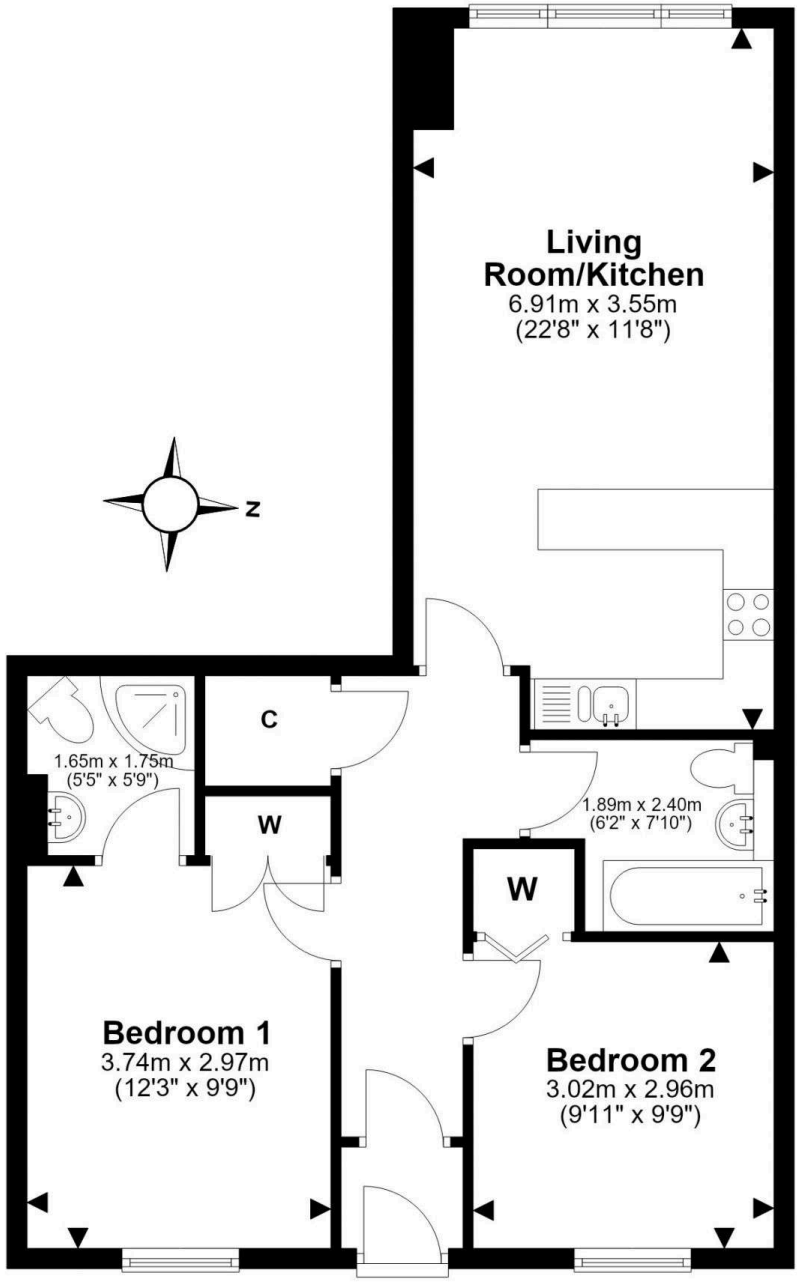
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.