

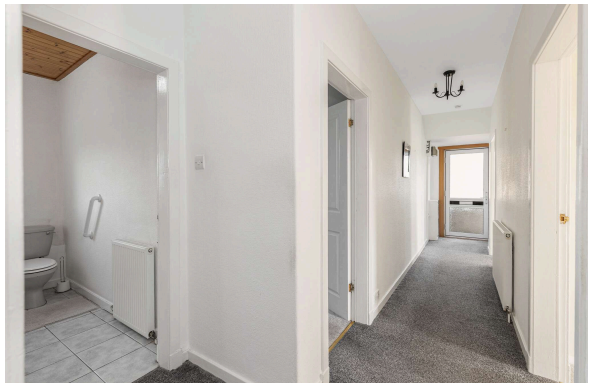
47 Newton Village

DALKEITH | MIDLOTHIAN | EH22 1SN

warners
solicitors & estate agents







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An exciting opportunity has arisen to acquire this attractive three-bedroom lower flat located in the popular Newton village, Dalkeith around 6 miles to the South-east of Edinburgh's city centre.

This property located on an extremely generous plot boasts private front and rear gardens and is sure to appeal to investors as well as first time buyers. The property comprises a spacious living room that lets in plenty of natural light, a kitchen that currently comprises an electric hob, oven fan, washing machine, fridge/freezer and has access out to the rear garden. There are three well-proportioned bedrooms all with built in storage and completing the accommodation a bathroom with shower over the bath. The property also benefits from ample storage, a front and rear garden, on street parking, gas central heating and double glazing. This property offers immense appeal as a first-time purchase as well as holding investment potential.

- Three-bedroom lower flat
- Sought after location
- Outstanding public transport links
- Excellent local amenities
- Spacious Living room
- Fitted Kitchen
- Three bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- On street parking

Energy rating D. Council Tax Band C.

Extras included in the sale are all blinds, curtains, washing machine and fridge freezer.

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



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas and the Borders Railway link has a station at nearby Eskbank.



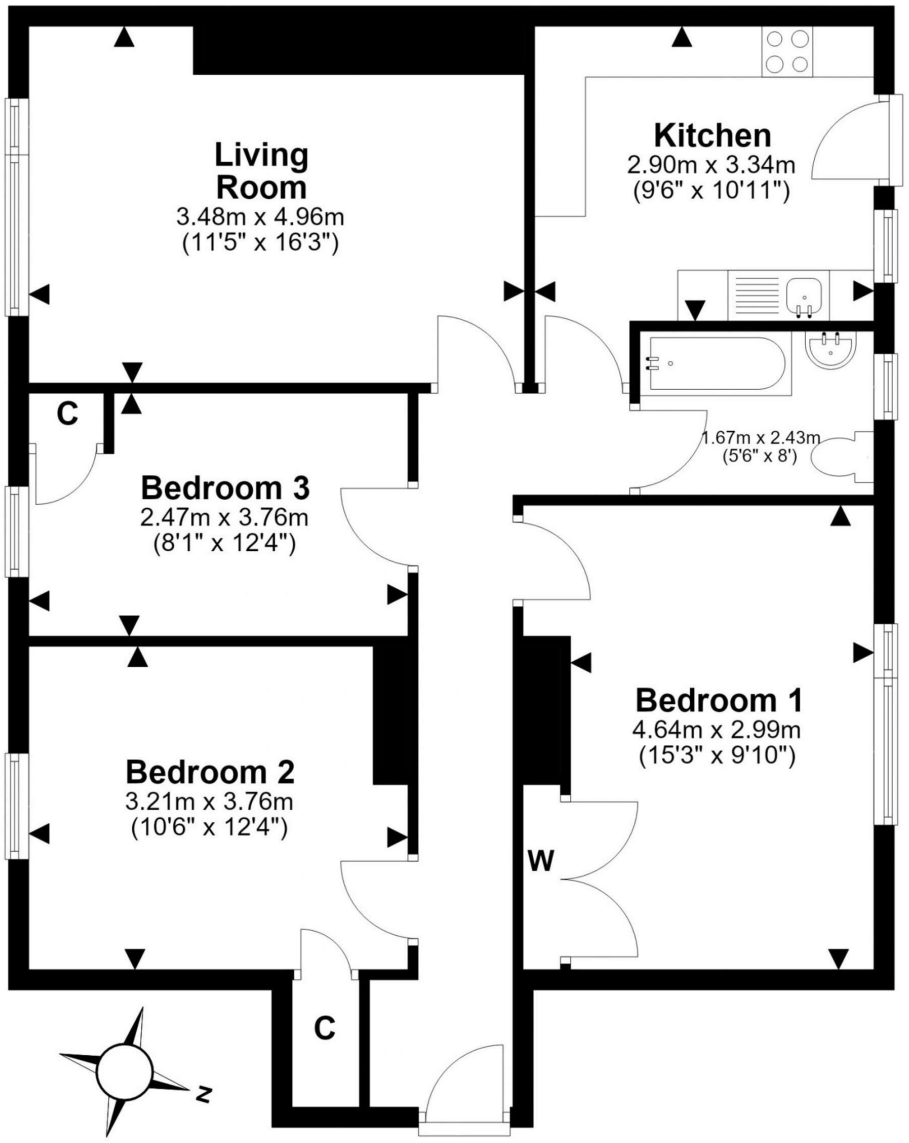












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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