



Newtongrange

46 Dean Park
EH22 4LT



Terraced Cottage

OFFERS OVER £160,000

- Entrance vestibule
- Living/ dining room
- Kitchen
- Bedroom
- Shower room

- Gas central heating
- Double glazing
- Enclosed private front and rear gardens
- Large attic space
- Unrestricted on street parking



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



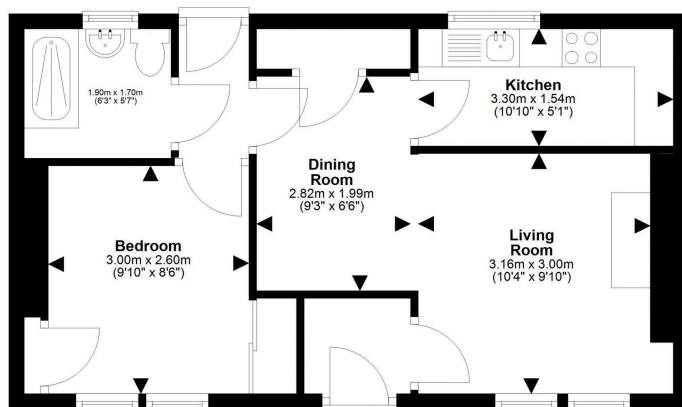






Viewing is highly recommended of this delightful one bedroomed terraced cottage offering excellent accommodation for a first-time buyer or downsizer. The village of Newtongrange lies to the South of Edinburgh and is popular with commuters as it offers quick and easy access to the City Bypass via the A7 and has regular bus and train services to Edinburgh and further afield. Local amenities nearby include local cafe's, shops and a Scotmid supermarket with nearby Straiton Retail Park offering a range of further high street shops.

The property opens into an entrance vestibule with a cupboard housing the electric meter, and giving access to the living room. The living room has a freestanding electric fire within a wooden surround, built in shelving, a deep storage cupboard, ample space for dining furniture, and gives access to both the kitchen and the hallway. The rear facing kitchen has been well maintained, and features base and wall units, washing machine, slot in cooker, and fridge freezer. The hallway gives access to the rest of the accommodation, and the rear garden. To the front is the bedroom which benefits from a mirrored built in wardrobe, as well as an additional built-in cupboard. The rear facing shower room has partially splashboard walls, electric shower, wash hand basin within a vanity unit, WC, and a heated towel rail.



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

The property benefits from private and enclosed front and rear gardens. The rear garden also features a patio area ideal for al fresco dining, gravelled areas for easy upkeep, and two garden sheds. Additional benefits include gas central heating, double glazing, large attic space and unrestricted on street parking.

EXTRAS

To include the aforementioned white goods, carpets, curtains/blinds, light fittings, and garden sheds (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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