

53 Reed Drive

NEWTONGRANGE, DALKEITH, EH22 4SW



McEwan Fraser Legal is delighted to present this four-bedroom lower flat in Newtongrange



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McEwan Fraser Legal is delighted to present this four-bedroom lower flat with private front and back gardens. The property is in excellent condition, making it an ideal purchase for families, professionals, or buy-to-let investors.

THE LIVING ROOM



Inside, the property comprises:

- Bright and spacious living room offering ample living space and natural light.
- Fully equipped kitchen with freestanding white goods and direct access to the private back garden.

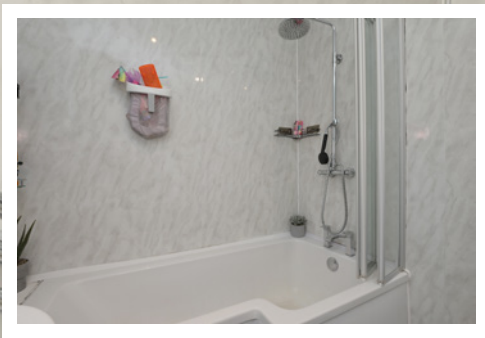
THE KITCHEN





- Four generous double bedrooms, providing flexible accommodation options.
- Modern bathroom with a sleek suite and shower fitted over the bath.

THE BATHROOM



BEDROOM 1



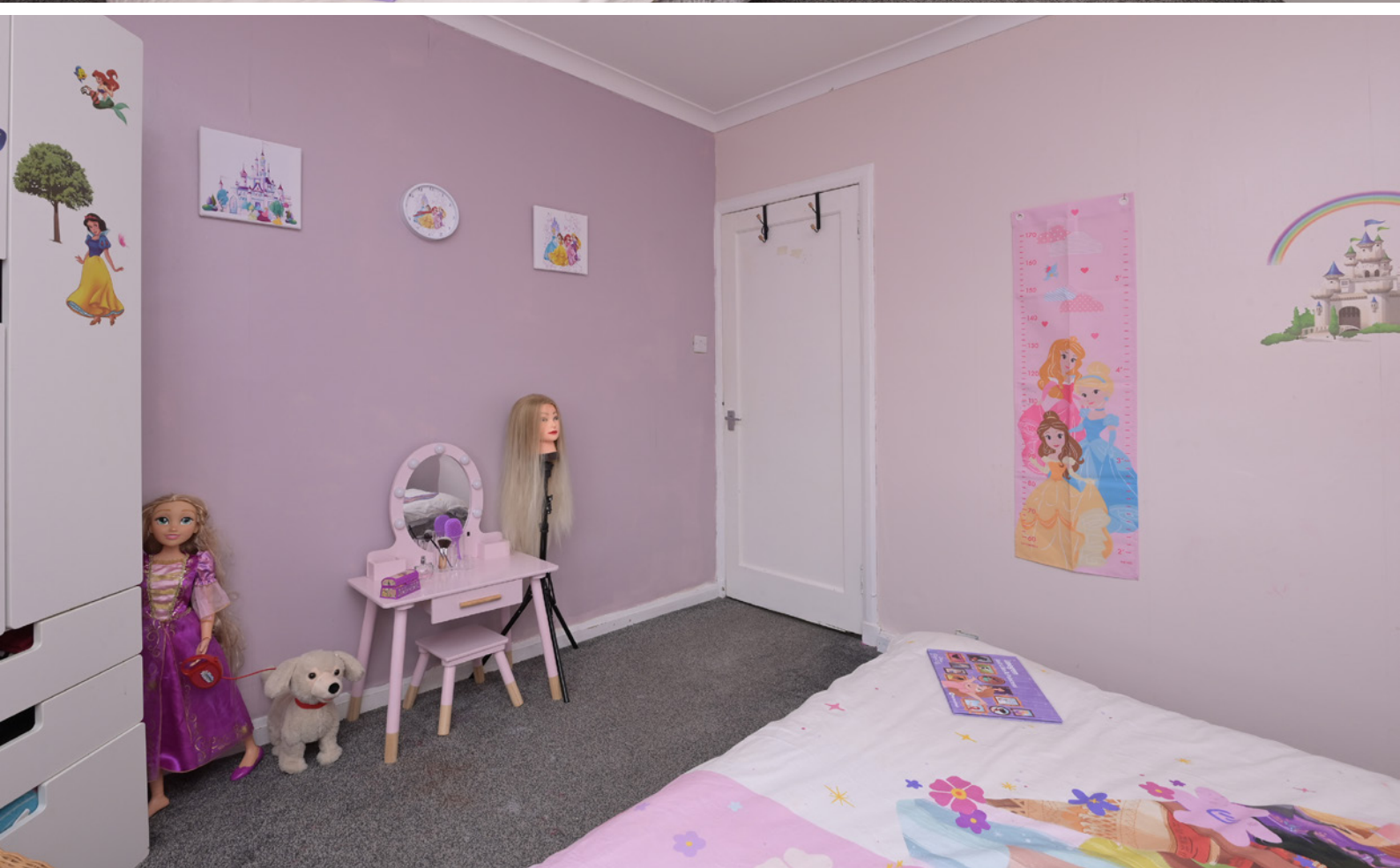
BEDROOM 2



BEDROOM 3



BEDROOM 4



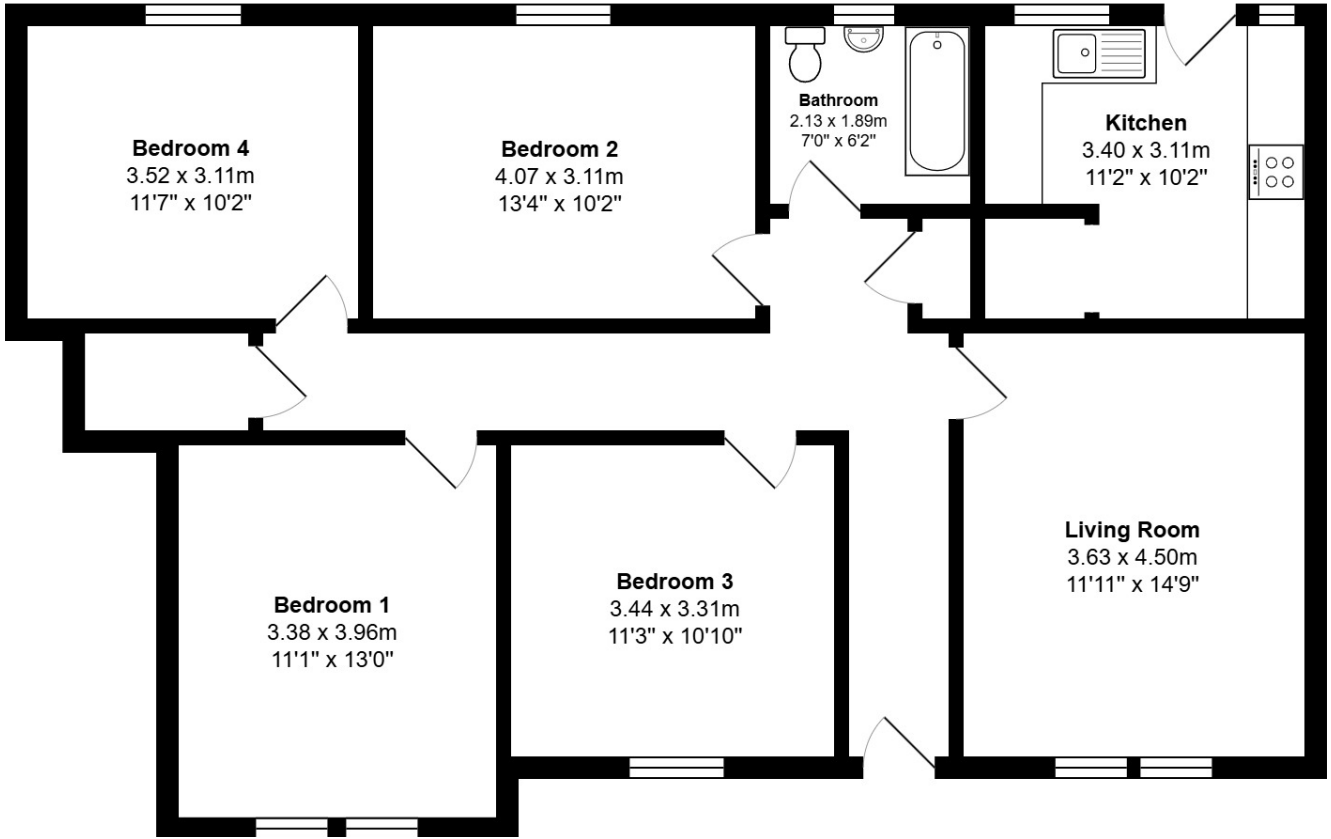
In addition, the property benefits from gas central heating and double glazing. Externally, it boasts private front and back gardens, offering outdoor space for relaxation and entertaining.

This is a rare opportunity to acquire a spacious lower flat in a fantastic location, perfect for a range of buyers seeking comfortable and well-connected living.

EXTERNALS

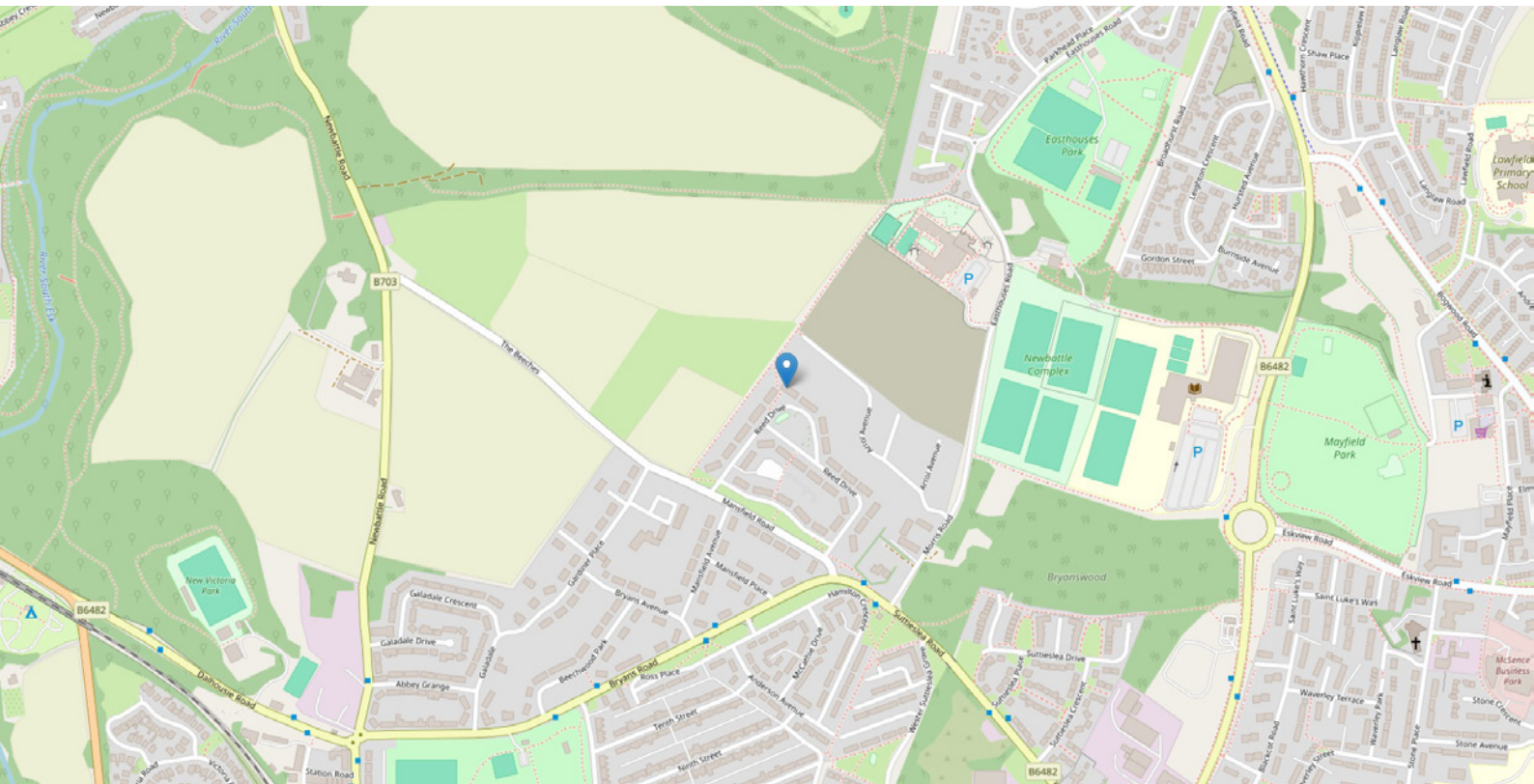


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: C



THE LOCATION

This property is located within the Midlothian town of Newtongrange, which is well within commuting distance of Edinburgh. This one-time small mining community has undergone considerable upgrading in recent years, with an influx of new industry, and as a result, the local amenities have improved to meet the demand. Newtongrange offers an excellent choice of shops, banks and postal services, with a modern Tesco at the Eskbank Road roundabout. Further amenities can be found at nearby Dalkeith, whose high-street shopping is renowned.





Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange Public Park and the vast expanses of open countryside. Schooling is well represented from nursery to senior level with a primary school only a five-minute walk away.

The property is situated close to a main bus route, which operates to Edinburgh and further afield. The A7 major road heading south is just minutes away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network. If this isn't enough, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.



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