JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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63 Fifth Street, Dalkeith, EH22 4PL

Offers over £265,000

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63 Fifth Street

Dalkeith, EH22 4PL

- Immaculately Presented
- 4 Double Bedrooms
- Front and Rear Gardens
- Unrestricted On-Street Parking
- Close to Town Centre
- Fantastic Dining Kitchen
- Stylish 4-Piece Bathroom
- Garden Studio Ideal for Home Business or Leisure
- Popular Residential Location
- Close to Railway Station

We are delighted to bring to the market this immaculately presented 4 bedroom mid-terraced cottage located in the very heart of the popular commuter town of Newtongrange. The property equates to around 129 square meters internally providing a fantastic family home with easily maintained gardens and a delightful garden studio perfect for home business use. Ample unrestricted on-street parking is available to the front of the property. The arrangement of the property is ideal for a growing family, but is equally suited to someone looking to downsize into an easily maintained property, with ground floor bedrooms, within easy walking distance to all amenities available within Newtongrange town centre.

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - BATHROOM - HALL LANDING - 4 DOUBLE BEDROOMS -

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Internally
The property has a wonderful sense of space with high ceilings and well-proportioned rooms. The property has been lovingly looked after and enhanced by the current owners to provide superior family accommodation with a wonderful dining kitchen and cosy lounge.

Kitchen
The dining kitchen is set to the rear of the property benefitting from plentiful light via a large picture window overlooking the gardens and two large roof windows. There is a comprehensive range of modern high-gloss floor and wall units incorporating pull-out storage solutions, soft-close hinges and display cabinetry. Solid wood worktops are fitted throughout with an inset stainless-steel 1.5 bowl sink. There is also ample space for a dining table, as well as a delightful raised breakfast bar area. Integrated appliances include an electric single over, four-ring induction hob with modern extractor hood, dishwasher, washing machine, fridge and freezer. Integrated colour changing lighting, metro-tiled splashbacks and solid wood flooring complete the look perfectly.

Bathroom
The bathroom is fitted with a high specification 4-piece suite including; WC, vanity sink unit with built-in storage, sunken bath with integrated waterfall mixer tap and large shower enclosure with rain mixer shower. Travertine-effect wall and floor tiles and a modern chrome radiator complete the look.

Externally
There are easily-maintained private garden grounds to the front and rear of the property. The front garden is generally laid to gravel with feature evergreen trees bounded by fencing and metal railings.

The rear garden is a fantastic size and provides a very private social space ideal for entertaining. The rear garden is generally bound by timber fencing / mature hedging and incorporates a lovely decked area suitably sized for a table and chairs. There is alas a generous area of gravel and paving to the rear.

Ample unrestricted on-street parking is available to the front of the property. There may also be scope to add private parking to the rear if so desired.

Outbuildings
There is a large timber framed garden studio in the back garden which benefits from mains power, lighting and water. Having been most recently used as a dog grooming business, the studio presents a well-equipped business or office premises for someone wishing to run their own business from home.

Location
Newtongrange is a very popular commuter town located with Midlothian approximately 8 miles south of Edinburgh City Centre. Formerly a historic mining town, Newtongrange has been significantly developed over the last 20 years into a thriving community with a comprehensive range of shops, bars, leisure and schooling facilities including the Newtongrange Leisure Centre with gym and swimming pool.

Newtongrange is well placed for commuting and travelling with its own train station, within easy walking distance from the property, providing a direct service to Edinburgh Waverley Station and beyond. The train line also goes south into the beautiful rolling Scottish Borders countryside. The A7 Trunk Road provides direct access to the Edinburgh City Bypass, with Edinburgh International Airport only 18 miles north west by car.

A more comprehensive array of supermarkets and recreational facilities can be found a short distance away in Dalkeith which hosts a large Tesco Superstore and the renowned Dalkeith Country Park which boasts an extensive children's playwark, cafe, restaurant and countryside walks.

Fixtures & Fittings
All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services
Mains water, electricity, gas and drainage. Gas central heating and double glazing.

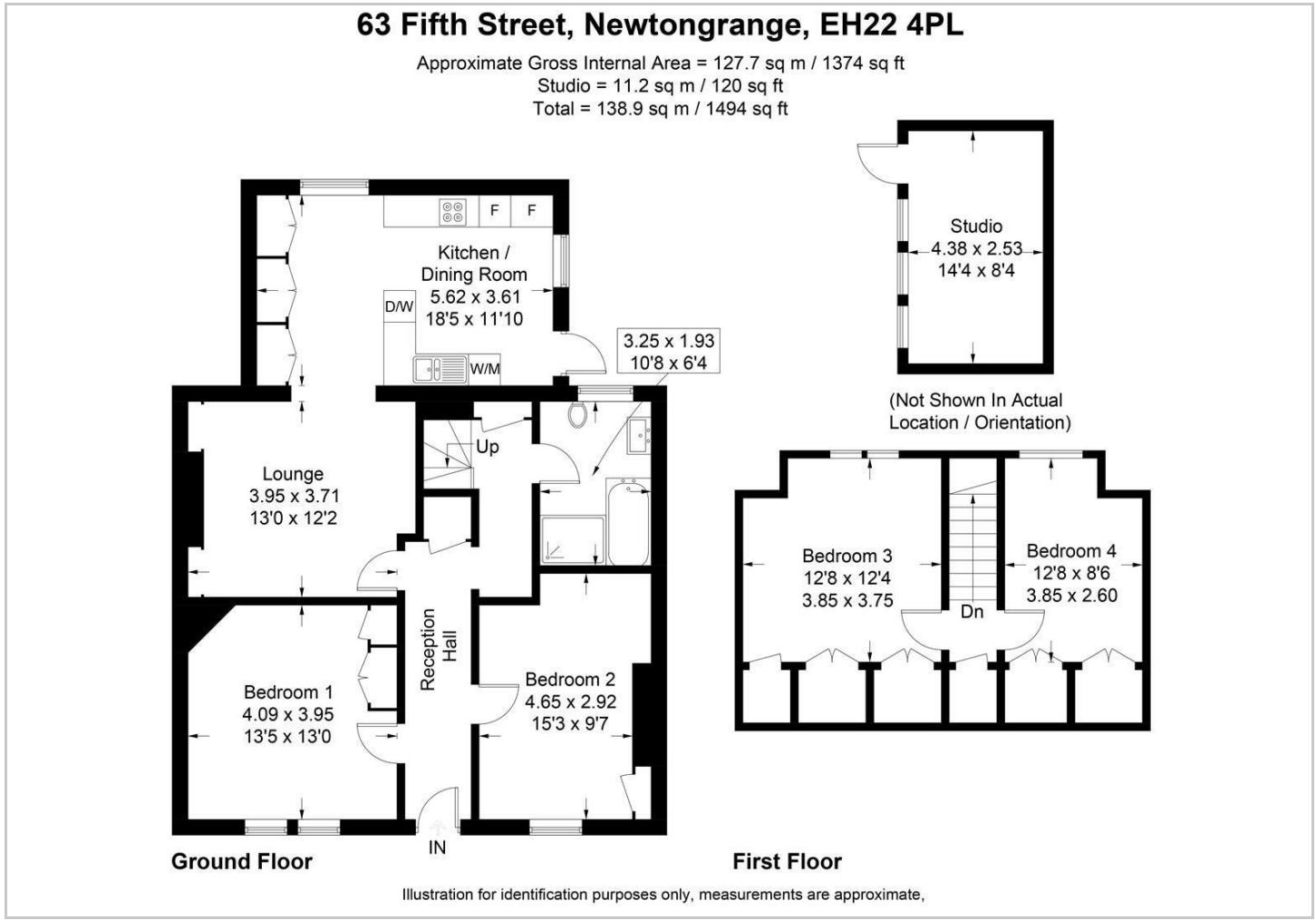
Council Tax
Council Tax Band D.

Viewings
Strictly By Appointment Only via the Selling Agent.

Home Report
A copy of the Home Report can be downloaded from our website jamesagent.co.uk

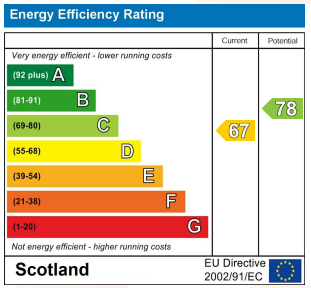
Offers
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

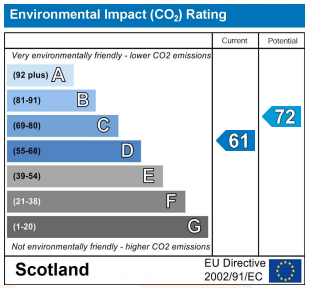
Floor Plans



Location Map

Energy Performance Graph





Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.