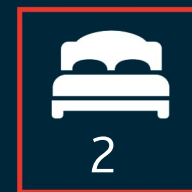




Offers over £145,000

21 Mansfield Avenue, Newtongrange, EH22 4SJ





Charming Two Bed Main Door Lower Villa Flat With Private Garden & Drive Newly Upgraded And Decorated To Be Presented In Move-in Condition

Closing Date For Offers: Tuesday 18th June at 12 noon

An excellent opportunity to acquire a charming two bed main door lower villa flat pleasantly located within a mature residential area in the Midlothian village of Newtongrange.

Enjoying a bright southerly aspect, this appealing family home offers extremely light and well laid out accommodation comprising entrance hall, generous lounge with door to well designed and fitted kitchen with hob/oven/cooker hood, two comfortable bedrooms and contemporary shower room. Newly upgraded and freshly decorated with quality fittings, toning tiling and new fitted floor coverings, the property is presented to the market in true move-in condition. Further benefits include gas central heating (new boiler and radiators), replacement double glazed windows as well as useful storage. There are sizeable mature gardens to both front and rear, the front garden also providing a drive-in for off-street parking.

It is anticipated that this home will prove to be of particular interest to the first-time buyer or investor and early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge	14'8 x 12'10 (4.47m x 3.91m)
Bedroom 1	12'6 x 12'3 (3.81m x 3.73m)
Bedroom 2	12'6 x 9'3 (3.81m x 2.82m)
Kitchen	12'2 x 7'7 (3.71m x 2.31m)



LOCATION

This increasingly popular village with active local community offers convenience shopping and primary school with excellent recreational facilities including a leisure centre, library, bowling club, parkland and walks in and around the area. A Tesco supermarket is only a short driveway away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. Excellent transport links include a regular bus service, local train service and easy access to city bypass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS

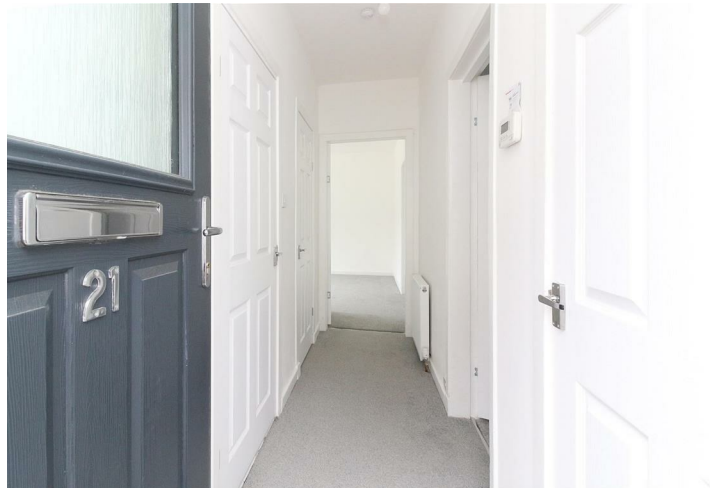
Electric hob, oven, cooker hood and fitted floor coverings

EPC RATING

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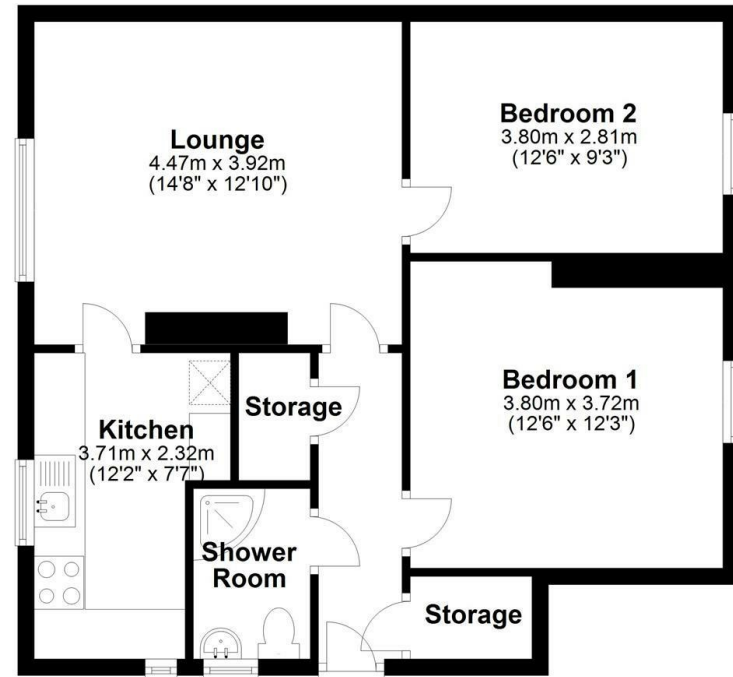
VIEWING

By appointment, please telephone 0131 554 6244





21 Mansfield Avenue



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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HM Harper
Macleod LLP
Estate Agents & Solicitors

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.