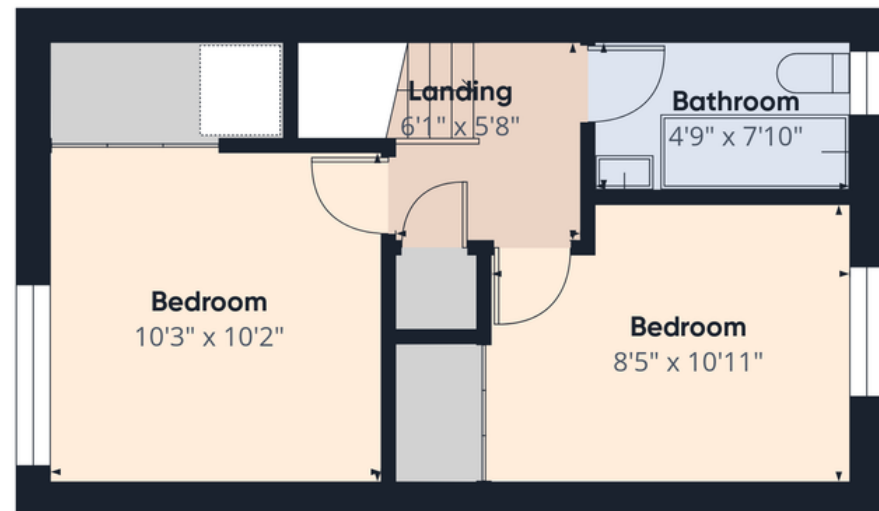
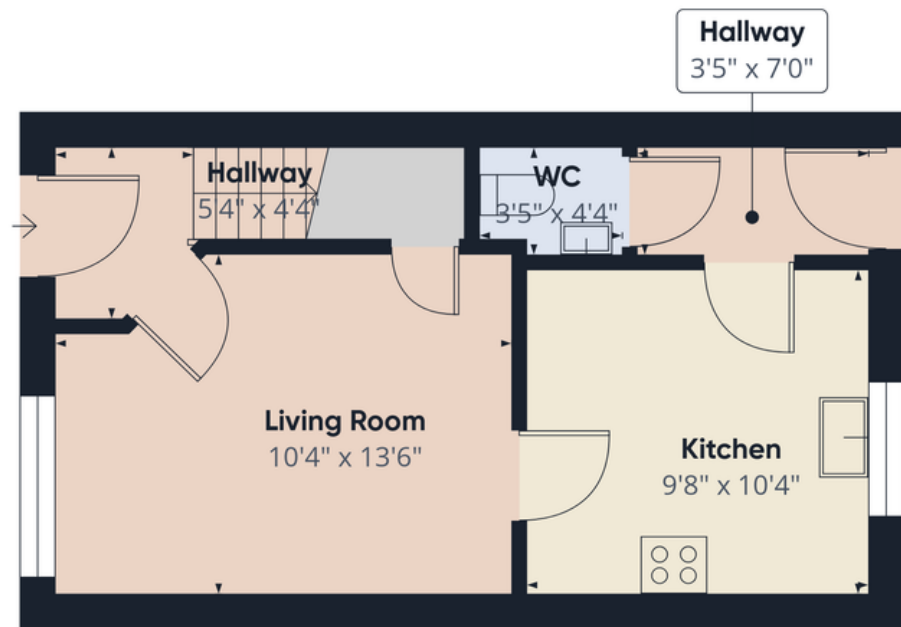




DESCRIPTION

The perfect first home, with a surprisingly spacious layout and everything you need to settle in and make it your own. This lovely two-bedroom terraced property is ideal for first-time buyers, those starting out or anyone looking to downsize into a home that is easy to manage without compromising on space.

The bright living room to the front of the property offers plenty of room for both relaxing and entertaining, with lovely natural light creating a warm and welcoming feel.

To the rear, the modern kitchen overlooks the private garden and provides plenty of worktop space and smart storage, making it a practical and enjoyable space for everyday life. A downstairs WC adds an extra touch of convenience.

Upstairs, you'll find two well-proportioned bedrooms, both with built-in storage and plenty of flexibility. Whether you need a peaceful main bedroom, a guest room, home office or hobby space, there is room to make the layout work for you. The bright family bathroom completes the upstairs, with a shower over the bath.

The enclosed rear garden is a real highlight. Surprisingly secluded and private, it feels like a peaceful escape from the day-to-day, with plenty of space to sit out, relax and enjoy the warmer months. Parking to the front of the property and an electric car charging point add further practicality.

A warm, welcoming and surprisingly spacious home that could be the perfect place to take your first step onto the property ladder – or simply enjoy a home that feels easy, comfortable and completely your own.

Key Features:

- Ideal first-time buy or downsizer
- Surprisingly spacious two-bedroom terraced home
- Bright and welcoming living room
- Modern kitchen overlooking the garden
- Two bedrooms with built-in storage
- Flexible accommodation for work or hobbies
- Bright bathroom with shower over bath
- Convenient downstairs WC
- Enclosed, private and secluded rear garden
- Front parking and electric car charging point



LOCATION

3 Colliery Crescent is ideally positioned within the popular Midlothian village of Newtongrange, offering a great mix of local convenience, community and easy access to Edinburgh.

Everything you need for day-to-day life is close by, with local shops, cafés, schools, leisure facilities and green spaces all within easy reach. The nearby National Mining Museum also gives the area a real sense of character and history. For commuters, Newtongrange Railway Station is within walking distance, providing direct links towards Edinburgh Waverley and the Borders, while regular bus services and the nearby A7 make getting around by road straightforward.

A friendly, well-connected location that works particularly well for families, first-time buyers and commuters looking for a little more space without being far from the city.

