


COULTERS<sup>®</sup>

# 42 BIG BRIGS WAY

, NEWTONGRANGE, EH22 4DG

 5 BED  3 BATH  4 PUBLIC





## TAKE A LOOK INSIDE

This is an impressive, well presented and generously proportioned detached family home, quietly situated at the end of a cul-de-sac in the beautiful, established Big Brigs Way. The home offers attractive accommodation throughout and is filled with natural light over two floors.

The front door opens onto a large hall with a staircase to the upper floor. The long sitting room is filled with light from both the bay window at the front and patio doors to the rear, which in turn open directly to the charming garden.

## KEY FEATURES



Superbly proportioned detached house with separate garage.



Five bedrooms, two with en-suites.



Generous front, side and rear gardens.



Large monobloc driveway with double garage.



Quiet residential street in highly desirable area.



Excellent local amenities nearby.

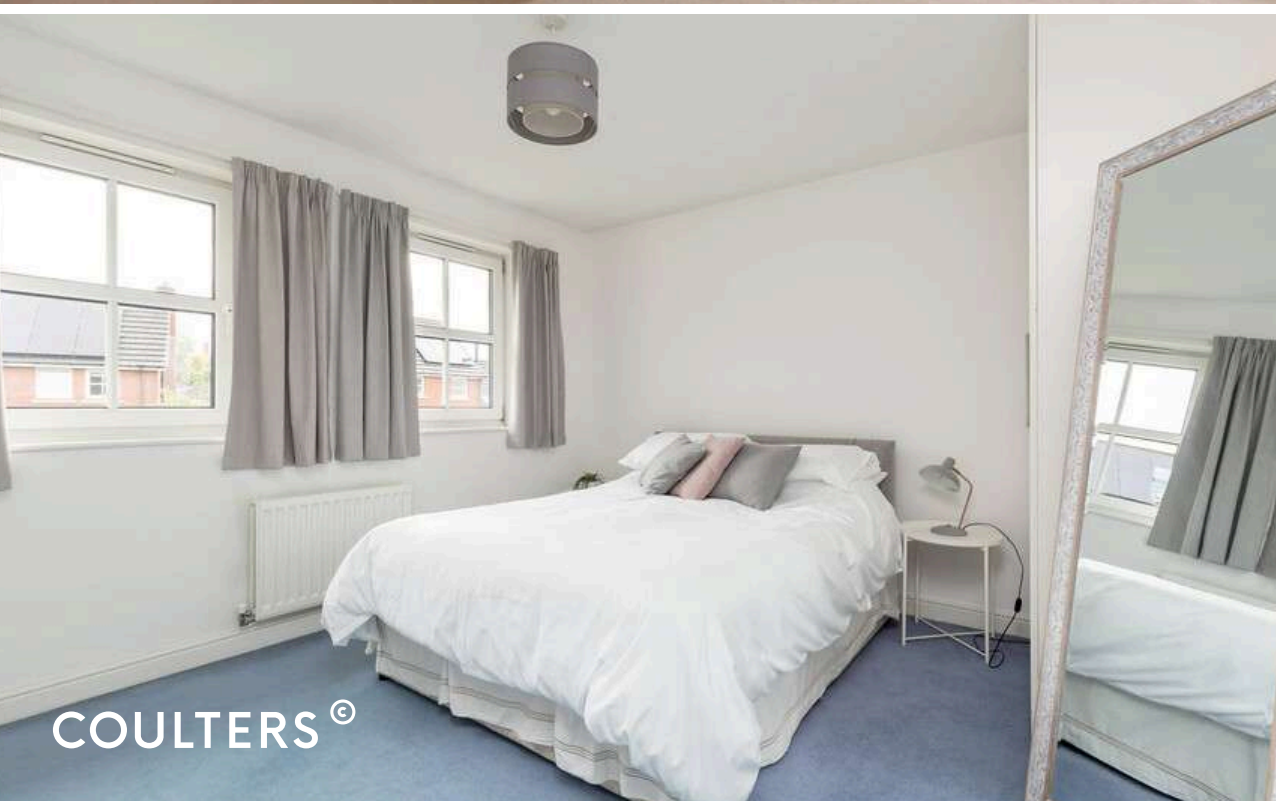






The formal dining room benefits from another bay window offering yet more delightful views to the garden. The well-equipped kitchen/breakfast room is fitted with both wall and base mounted units, roll top worksurfaces and has a gorgeous dual fuel range cooker & extractor hood. Tucked away is a charming dual aspect garden room, where yet more lovely views of the garden can be enjoyed from the windows and yet more patio doors. The 5th bedroom, a handy utility room and two separate WC's are also located on the ground floor.





## CONTINUED...

Four further double bedrooms are located on the first floor, the first of which is the beautiful, big master bedroom with fitted wardrobes and a fully equipped bathroom (separate bath, shower, WC, bidet and wash hand basin). Bedroom two also benefits from an en-suite bathroom with a large shower cubicle. A family bathroom is also situated on this floor (with bath, large shower, WC and wash hand basin). There is a large, detached double garage with power and lighting, in addition to a long monobloc driveway with plenty of space for cars and turning.

Location

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is First Port Property Factoring Services and the monthly factoring costs are approximately £95 every 6 months.













## THE LOCAL AREA

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities including a swimming pool.

The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away.

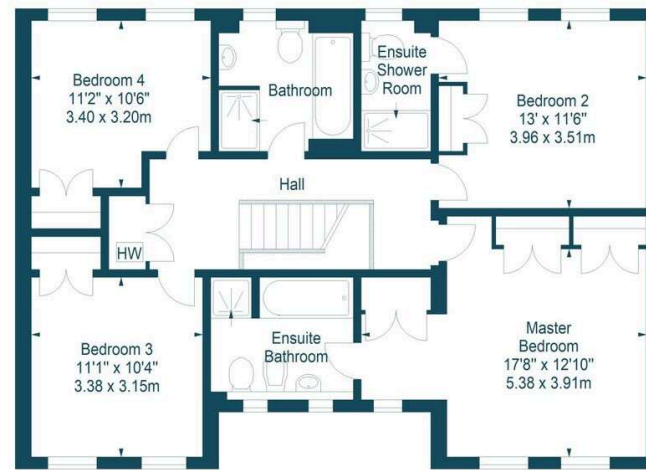
Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange making this the ideal commuter location.



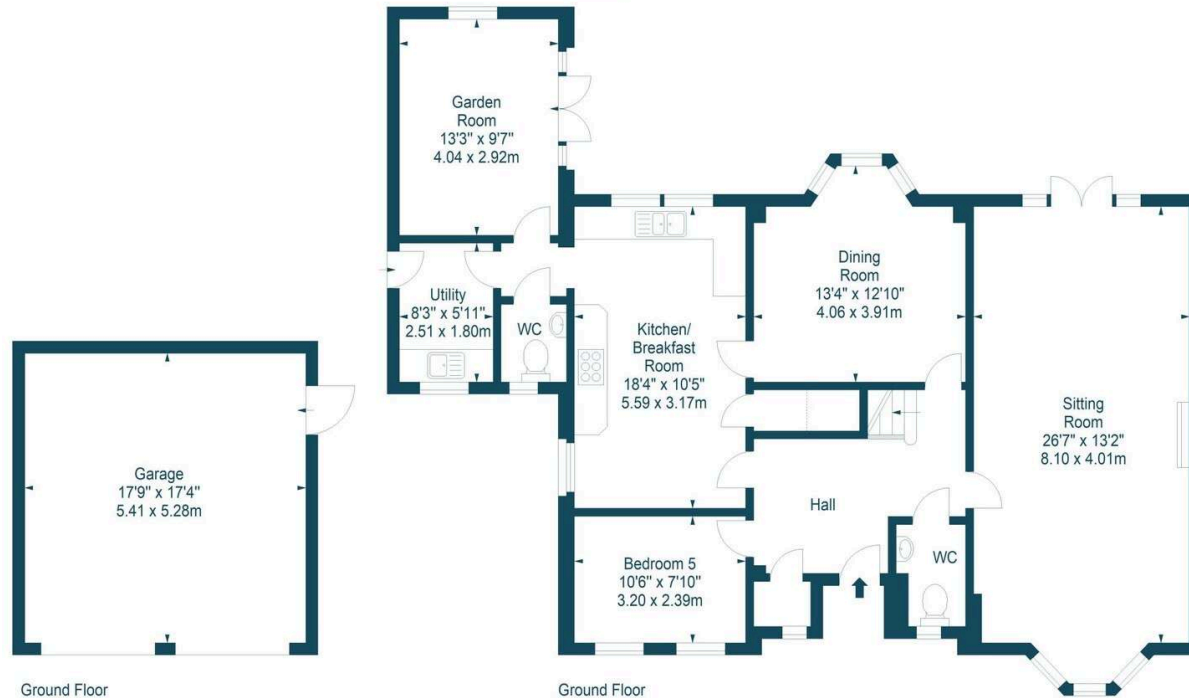
Big Brigs Way,  
Newtongrange,  
Dalkeith,  
Midlothian, EH22 4DG



Approx. Gross Internal Area  
2187 Sq Ft - 203.17 Sq M  
Garage  
Approx. Gross Internal Area  
306 Sq Ft - 28.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor



Ground Floor

Ground Floor

## GET IN TOUCH



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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.