



Fixed Price

£335,000

15 Old Star Road

Newtongrange | Midlothian | EH22 4NR

This exceptionally appealing detached villa, occupies a popular and established residential development, located within close proximity to excellent road/rail links, in the Midlothian village of Newtongrange. Internally the property is in immaculate move-in condition throughout and offers spacious and highly flexible living, perfectly suited to the growing family and those working from home on a permanent basis.

-  5 bedrooms
-  2 public room
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



Description

The internal accommodation briefly comprises: entrance vestibule, comfortable front facing reception room with attractive focal fireplace and good quality laminate flooring, spacious dining kitchen fitted with a fantastic assortment of stylish contemporary units/ contrasting worktops, with access to the rear garden and ample space for a family dining table and chairs, downstairs bedroom which would work well as a home office, modern shower room, generously proportioned principal bedroom with excellent built-in storage, three further upstairs bedrooms (all with storage), and family bathroom with three piece white suite, tiling to splash areas and over-bath shower.



Extras

All floor coverings, integrated appliances, blinds, washing machine and dishwasher will all be included.

Gardens, Garage & Driveway

There is a good sized fully enclosed garden to the rear which enjoys a sunny south facing aspect and has been laid to composite decking/artificial grass with a pleasant leafy backdrop. A monobloc driveway and single garage provide excellent off-street parking/overspill storage. The exterior also benefits from a hot water tap and various power points.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

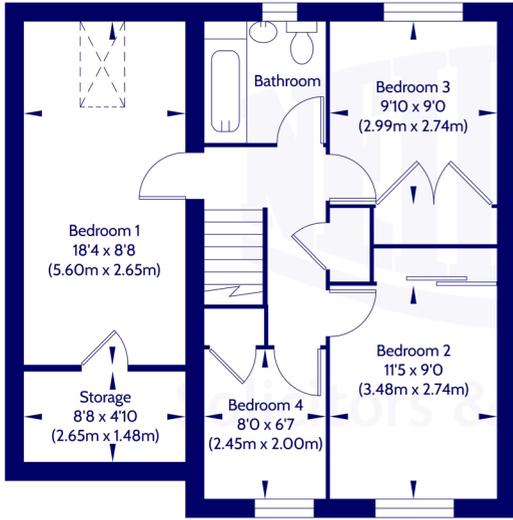
The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also available in neighbouring Dalkeith and Bonnyrigg. For the commuter the city bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating nearby to Edinburgh City Centre and surrounding areas.



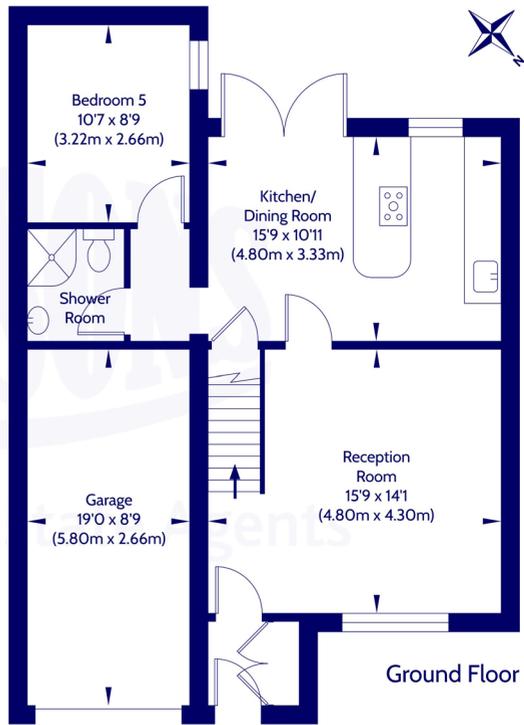
Approx. Internal Area 114.89 Sq M / 1236 Sq Ft.

Not to scale. For identification only.

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First Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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