










Offers Over

**£335,000**

## 63 Baronet Park

Newton Village | Midlothian | EH22 1GE

Neilsons are delighted to offer to market this stunning and rarely available four bedroom semi-detached townhouse quietly positioned within a sought-after modern development in Newton Village. Close to fantastic amenities and commuting links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  4 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Double driveway
-  EPC Band - B
-  Council Tax Band - F



## Description

Internally, the property has been finished to an excellent standard and is presented in true turn-key condition while briefly comprising of; welcoming entrance hallway, beautiful lounge/kitchen/diner complete with an open-plan layout, dual-aspect outlook and a fully-fitted stylish kitchen area housing a range of integrated white goods, under-unit lighting, downlights and sizable storage cupboard, separate utility room with garden access and space for white goods, partially-tiled two-piece W/C with heated towel rail, first floor landing with linen cupboard, good sized double bedroom with Jack and Jill en-suite bathroom complete with partial tiling, over-bath shower and heated towel rail, another large double bedroom with room for freestanding furniture, large single bedroom allowing for flexible use as a home office/study, second floor landing, spacious principal double bedroom with a lovely dual-aspect outlook, Velux window and generous walk-in wardrobe area, and a partially-tiled en-suite shower room with a rainfall shower, heated towel rail and Velux window.

Further benefits include a security intruder alarm system, solar panels, EV charging point, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, microwave, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear is a gorgeous landscaped private garden space laid with a patio area allowing for garden furniture, lawn space and a mature bush border. For the car owner, there is a generous double driveway for off-street parking while there is more than ample on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is positioned within the residential district of Newton Village situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling and the newly opened David Lloyd Leisure Centre. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the city of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride and Train Station is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away and Edinburgh Royal Infirmary is within easy reach of the property, providing an ideal base for staff.



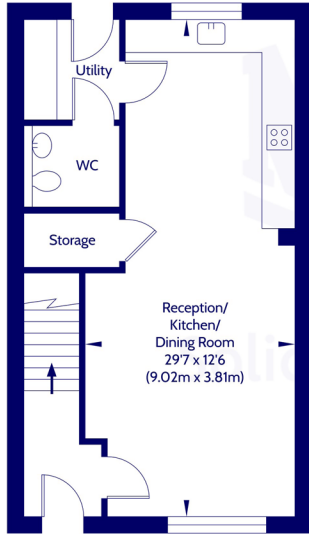
Approx. Internal Area 130.69 Sq M / 1406 Sq Ft.

Not to scale. For identification only.

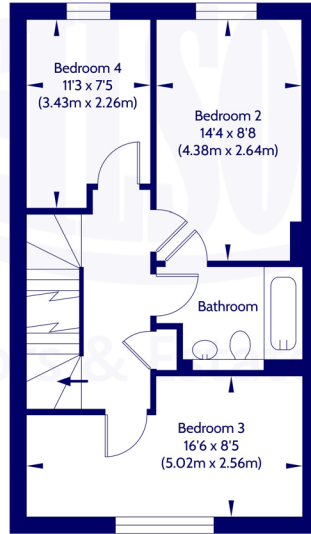
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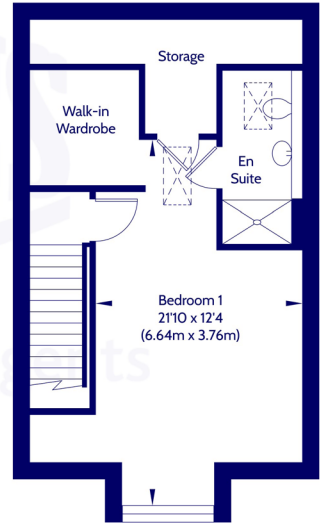
### Ground Floor



### First Floor



### Second 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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