

39 Burn Grange Park Newtongrange, EH22 4FR

Offers Over £400,000

- Bay window Lounge
- Living/Kitchen/Dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob, double electric oven and integrated appliances
- Four double bedrooms with two featuring en-suites
- Family bathroom
- Utility room
- W.C
- Gas central heating and double glazing
- Beautifully landscaped gardens
- Off-street parking and single garage

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £50

Shared Ownership: N



2



4



3



EPC C



Detached

Blair Cadell is delighted to present this beautifully maintained four-bedroom detached home in a sought-after modern development just south of Edinburgh. With immaculate finishes throughout, this property is in true turn-key condition and is the perfect family home.

The accommodation features a spacious and inviting bay-window lounge, perfect for relaxing with friends and family. The superb kitchen/living/dining room offers direct access to the back garden via French doors, creating an excellent space for hosting. The stylish kitchen is equipped with shaker-style floor and wall-mounted units, a gas hob, a double electric oven, integrated appliances, and elegant herringbone flooring. The four double bedrooms include two with en-suites, and the master bedroom boasts large fitted wardrobes providing ample storage space. The family bathroom is fitted with a three-piece suite and a mains shower over the bath. Additionally, there is a large utility room with extra storage units and access to a W.C. The property benefits from gas central heating and double glazing throughout for maximum efficiency. The beautifully landscaped garden features a patio area with raised beds and a pristine lawn. Off-street parking for two cars and a single integrated garage are also included.

Newtongrange is conveniently located to the south of Edinburgh and can be easily accessed by the Borders Railway (approx 25 mins) or by bus/car along the bypass, which also leads to the south via the A1, the international airport, and the central belt motorway network. The town offers a selection of specialist shops, with a Tesco superstore in nearby Eskbank. Additional amenities are available on Dalkeith's High Street, which is nearby. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange Public Park, and vast expanses of open countryside, including Dalkeith Country Park and Go Ape. Schooling is well represented from nursery to senior level, with a primary school just a five-minute walk away.

Viewing by appointment on 0131 337 1800

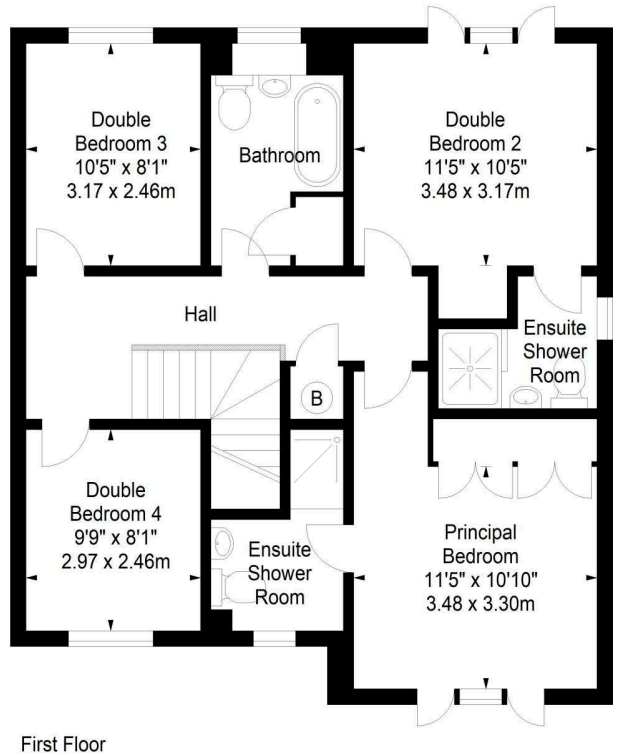
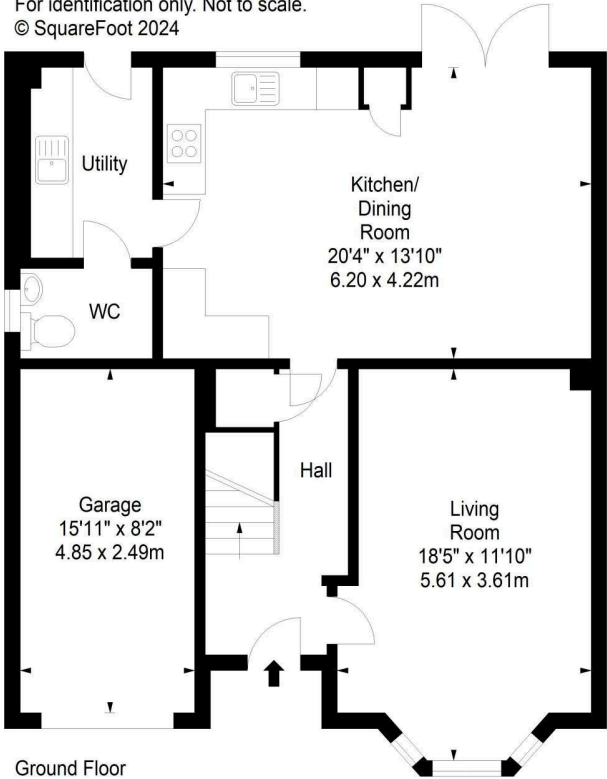




**Burn Grange Park,
Newtongrange,
Dalkeith,
Midlothian, EH22 4FR**



Approx. Gross Internal Area
1599 Sq Ft - 148.55 Sq M
(Including Garage)
For identification only. Not to scale.
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