

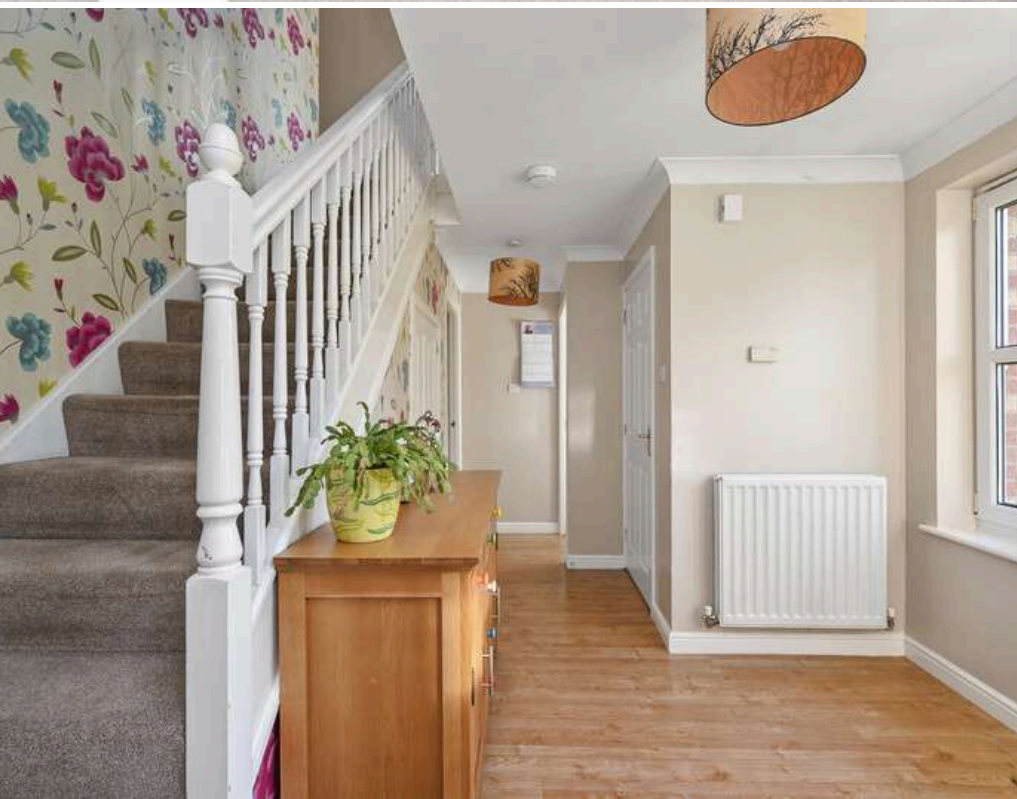


8 Big Brigs Way, Newtongrange, Midlothian, EH22 4DG



Welcome

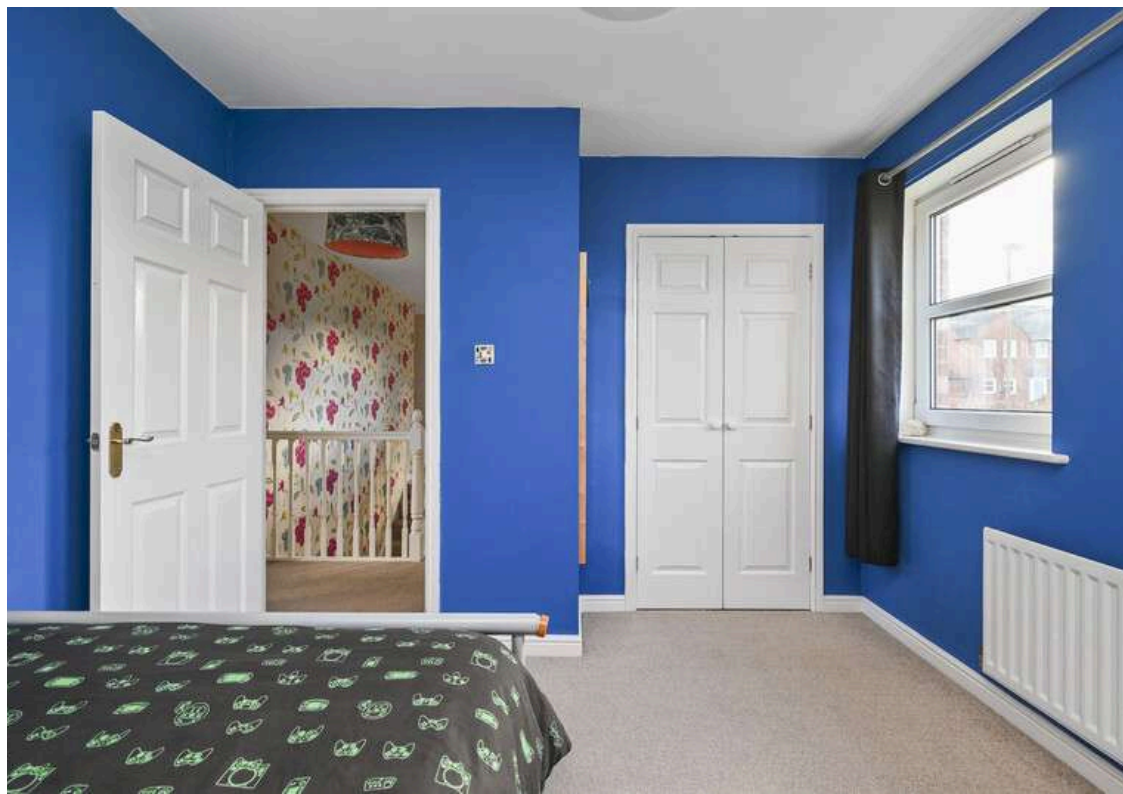
Welcome to 8 Big Brigs Way, Newtongrange, a rare opportunity to purchase a superbly spacious executive style villa with flexible family accommodation over two levels. McDougall McQueen are delighted to present to the market this four/five-bedroom, modern detached house set in a much sought after private residential estate offering an idyllic semi-rural setting in the lovely Midlothian village of Newtongrange. The property is close to all local amenities and is only a short walk from Newtongrange train station. Presented in excellent order throughout the property benefits from double glazing, gas central heating, six car driveway, detached double garage, and superb private garden grounds to the front, side, and rear which are ideal for entertaining and relaxation. Given the style of this lovely spacious property, and the sought after location it occupies, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.







- Welcoming reception hall with under stair store cupboard and stairs to the upper level
- Ground floor WC
- Bedroom five/study office with front facing window
- Living room with front facing bay window, gas fire and attractive fire surround (gas fire is capped) with French doors leading to the garden room
- Garden room with light, power, and heating
- Lovely, fitted kitchen with rear facing windows, a range of base and wall units, breakfast bar, composite sink, five ring gas hob, double oven, extractor, integrated fridge freezer, and integrated dishwasher
- Dining area with bay style window to the rear
- Utility room with sink, base and wall units and side garden access
- Upper hallway with Ramsay ladder loft access (part floored with light) and airing store cupboard
- Principal bedroom with twin windows to the rear, and built-in his and hers double wardrobes
- En-suite shower room with walk in double shower cubicle, wc, sink with vanity unit, and Bluetooth touch control mirror with light
- Guest bedroom two with twin rear facing windows and built-in double wardrobes
- En-suite shower room
- Bedroom three with twin front facing windows and built-in double wardrobes
- Bedroom four with twin front facing windows and built-in double wardrobes
- Family bathroom with three-piece white suite, raindrop shower and shower attachment over the bath, shower screen, wc, and sink with vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear, providing a lovely space for outside entertaining and relaxation
- Large Monoblock driveway with parking for up to six cars
- Detached double garage with light and power



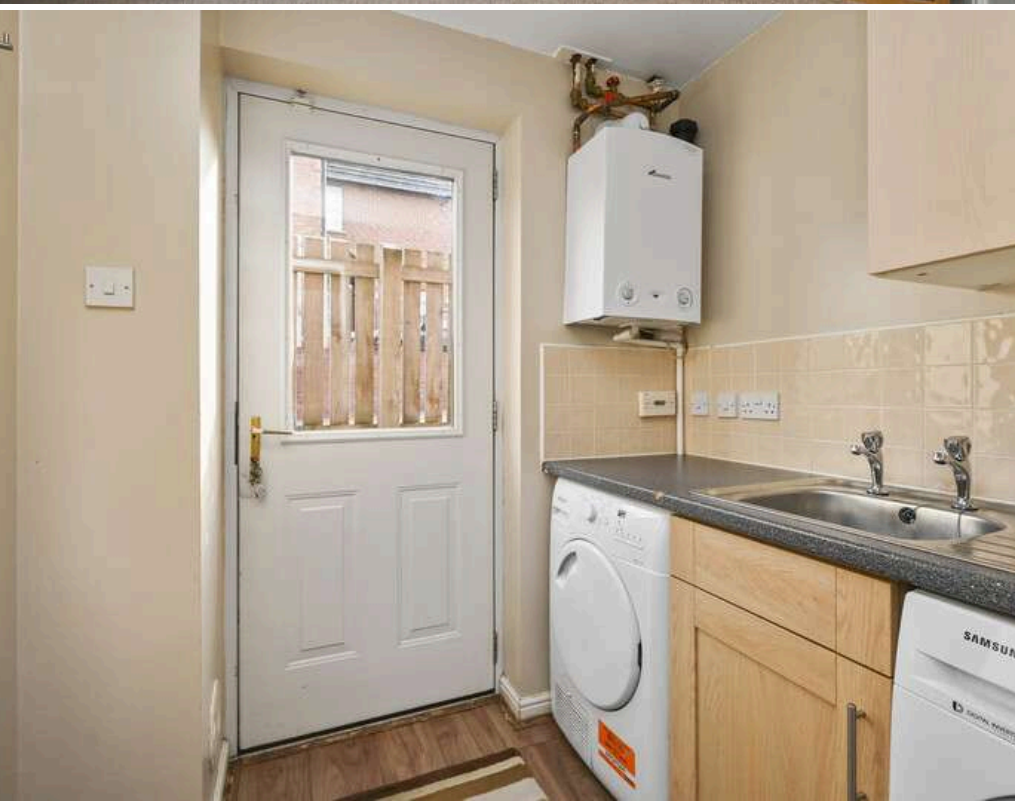


Newtongrange

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being extremely popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities. 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 providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

Extras

All floor coverings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.






Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

