



21 Kingsfield Drive, Newtongrange, EH22 4FN



Welcome

A stunning 4/5 bedroom detached family home, built by Miller Homes, situated in the leafy Lady Victoria Grange development. Surrounded by scenic woodland walks, this property offers a perfect blend of style, space, and functionality, with excellent transport links - Newtongrange Train Station is just a short walk away, providing connections to Edinburgh Waverley in around 25 minutes.

- Entrance Hall: Welcoming entrance leading to all main ground floor rooms.
- Lounge: Bright and spacious with a charming bay window.
- Dining Kitchen: Fantastic space with ample storage, walk-in pantry, and French doors opening to the south-facing garden.
- Utility Room: Houses the boiler, white goods, and additional storage.
- Cloakroom/WC: Conveniently located on the ground floor.
- Office/Fifth Bedroom: Flexible space ideal for working from home or accommodating guests.
- Principal Bedroom: Vast main bedroom with en suite shower room and walk-in wardrobe.
- Additional Bedrooms: Three further double bedrooms providing excellent family accommodation.
- Family Bathroom: Four piece suite with bath & separate shower
- Externally: Off-street parking via driveway, garage, and a sunny garden with raised patios - perfect for entertaining.

This property combines a peaceful, family-friendly setting with excellent connections to Edinburgh, making it an ideal home for modern family living.







Newtongrange

Newtongrange is a popular and well-established village in the heart of Midlothian, known for its rich mining heritage and strong sense of community. The area offers an excellent range of local amenities, including shops, cafés, and leisure facilities, along with highly regarded schooling, making it particularly appealing for families. The village is exceptionally well connected, with Newtongrange Train Station providing regular services into Edinburgh Waverley in around 25 minutes, as well as easy access to the City Bypass and surrounding areas. Surrounded by attractive countryside and with Dalkeith Country Park just a short distance away, there are plenty of opportunities for outdoor pursuits, scenic walks, and family days out. Newtongrange also benefits from a vibrant local atmosphere, with community events and attractions such as the National Mining Museum Scotland adding to its charm and appeal.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise are not warranted by the seller. Other items may be available by negotiation and are subject to offer. Agents note: This property is owned by a McDougall McQueen staff member



Get in touch

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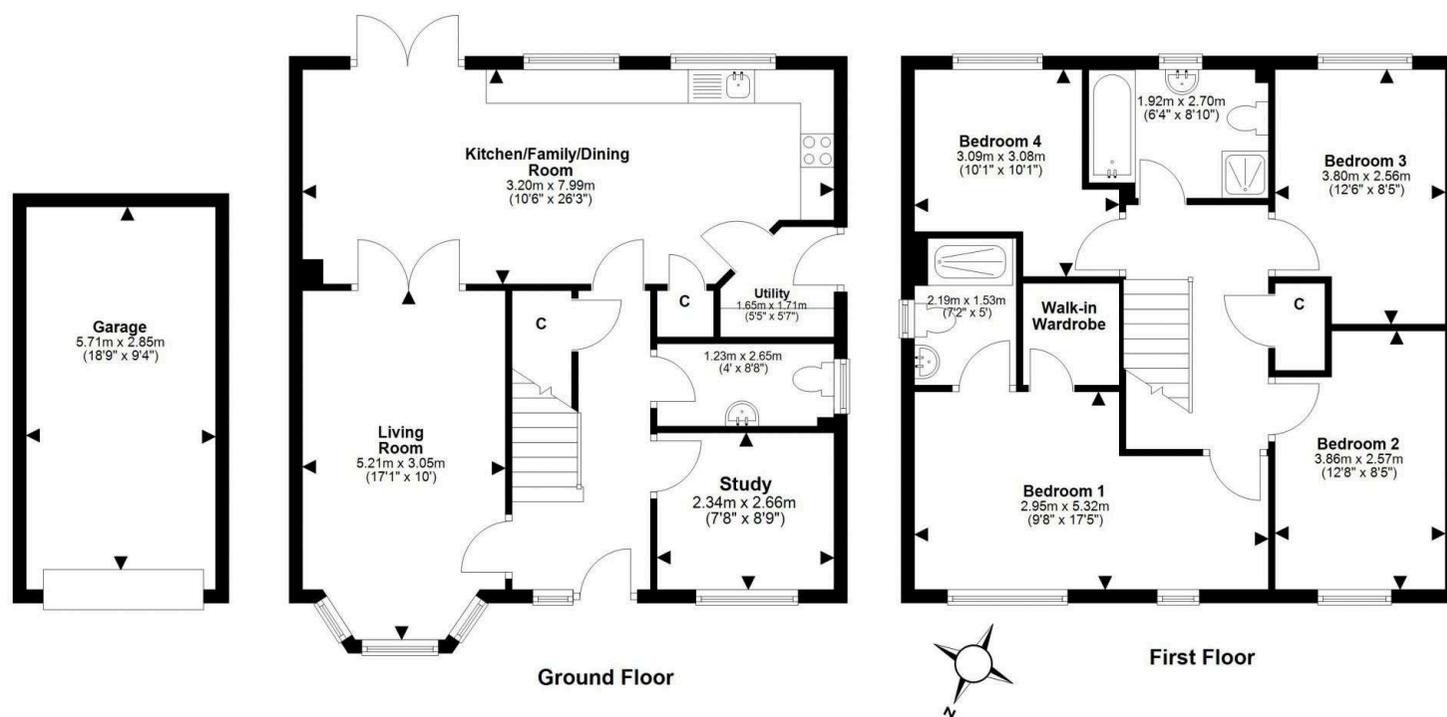
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EH22 1JB

Bruntsfield Office:

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

