

15 SUMMERSIDE GARDENS

NEWTONGRANGE, DALKEITH, MIDLOTHIAN, EH22 4FP



3 Glenfinlas Street, Edinburgh, EH3 6AQ
T 0131 225 1200 | E property@murraybeith.co.uk
www.murraybeith.co.uk



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Spacious

modern detached family home

General Features

- Spacious modern detached family home
- Bright, contemporary interiors with thoughtful décor
- Excellent functionality and flexibility for modern living
- Peaceful residential setting within easy reach of Edinburgh
- Local schools, amenities, and rail links close by
- EPC Rating - B | HR Value - £520,000

Accommodation Features

- Welcoming entrance hall with generous built-in storage
- Elegant southwest-facing living room
- Dining/family room with built-in storage and direct garden access, open-plan to:
- Stylish, well-appointed kitchen and adjoining utility room with WC and external access
- Principal bedroom suite with walk-in wardrobe and en-suite shower room
- Second bedroom suite with en-suite shower room
- Three further double bedrooms, one ideal for use as a home office or study
- Charming three-piece family bathroom
- Gas central heating and full double glazing

Exterior Features

- Large secure rear garden
- Inviting front garden
- Private driveway providing parking for two cars
- Attached double garage with power and light



Forming part of a modern residential development, 15 Summerside Gardens is well placed for local schooling and everyday amenities, while excellent rail and road links provide swift access to Edinburgh city centre, the City Bypass, and Edinburgh International Airport.

The accommodation includes two reception rooms, one of which is an open-plan family and dining space connected to the kitchen, alongside five versatile bedrooms, two en-suite shower rooms, a family bathroom, and a guest WC — making it ideally suited to growing families and home working.





Elegant

sun-filled living room

A bright entrance hall leads into the formal living room, which enjoys a southwest-facing aspect. Twin windows (with bespoke fitted shutters) flood the room with afternoon sunlight and offer front garden views. Soft neutral décor, plush carpeting, and a rich blue feature wall create a calm yet contemporary setting with ample flexible space for lounge seating.





Open-plan

family/dining room and kitchen



Stretching across the full width of the property to the rear, the open-plan family, dining, and kitchen space forms a welcoming social hub, ideal for everyday family life and entertaining. The dining area accommodates a large table alongside relaxed seating, enhanced by sage-green feature décor and oak-inspired flooring, which continues into the kitchen. French doors open directly onto the garden, creating an appealing indoor-outdoor connection.



The contemporary kitchen is immaculately presented, offering an extensive range of white cabinets, generous worktops, and grey metro tiling. Integrated appliances include a waist-height oven, gas hob with chimney-style hood, and fridge/freezer, along with an under-counter dishwasher. A matching utility room provides discreet space for laundry appliances, plus a ceiling-hung clothes pulley and a practical external door.



The dining area accommodates a large table





Luxury

Principal suite



Located on the first floor, the generous principal bedroom is finished in soothing tones with a teal-blue accent wall. French windows open onto a Juliet balcony, whilst a walk-in fitted wardrobe and a bright, stylishly tiled en-suite shower room complete this lovely private retreat.

Additional large double bedrooms



Four further double bedrooms are arranged off the light and airy upstairs landing, offering flexible accommodation for children, guests, or home working. All are tastefully presented, and one benefits from its own en-suite shower room finished with chic tiling.



A family bathroom



and guest WC



A ground-floor WC is positioned off the utility room, while the upstairs family bathroom, featuring a bath and alcove shelving, completes the home's superb facilities. The charming bathroom is finished in calming mint-green tones with an underwater-themed feature wall.



Large secure garden and garage parking

Overlooked by leafy trees, the fully enclosed rear garden provides a safe and private environment for family life, featuring a generous lawn, established planting, and a patio seating area. To the front, alongside a further garden, there is a private two-car driveway leading to an attached double garage, with power and light, offering plentiful parking and extra storage.

Extras: The sale includes all fitted flooring, window coverings (except curtains), light fittings, and kitchen appliances. Utility room appliances are not included.





Approximate total area:

199.5 sq. metres (2147.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

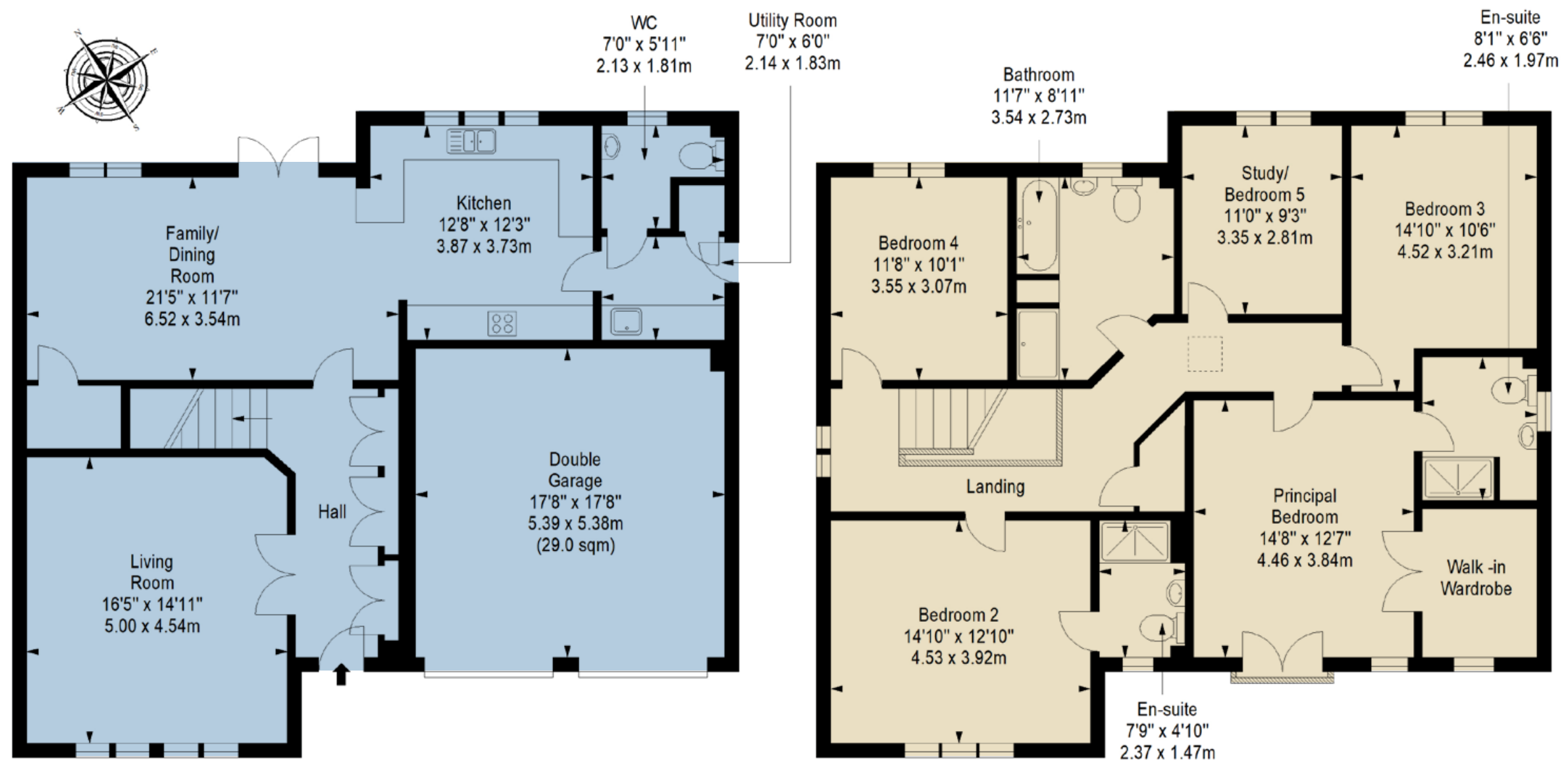
- Ground Floor
- First Floor

Property Name

15 Summerside Gardens

Location

Dalkeith, Midlothian, EH22 4FP



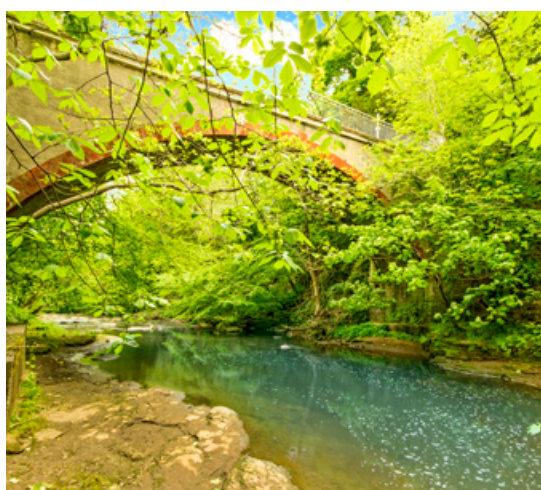



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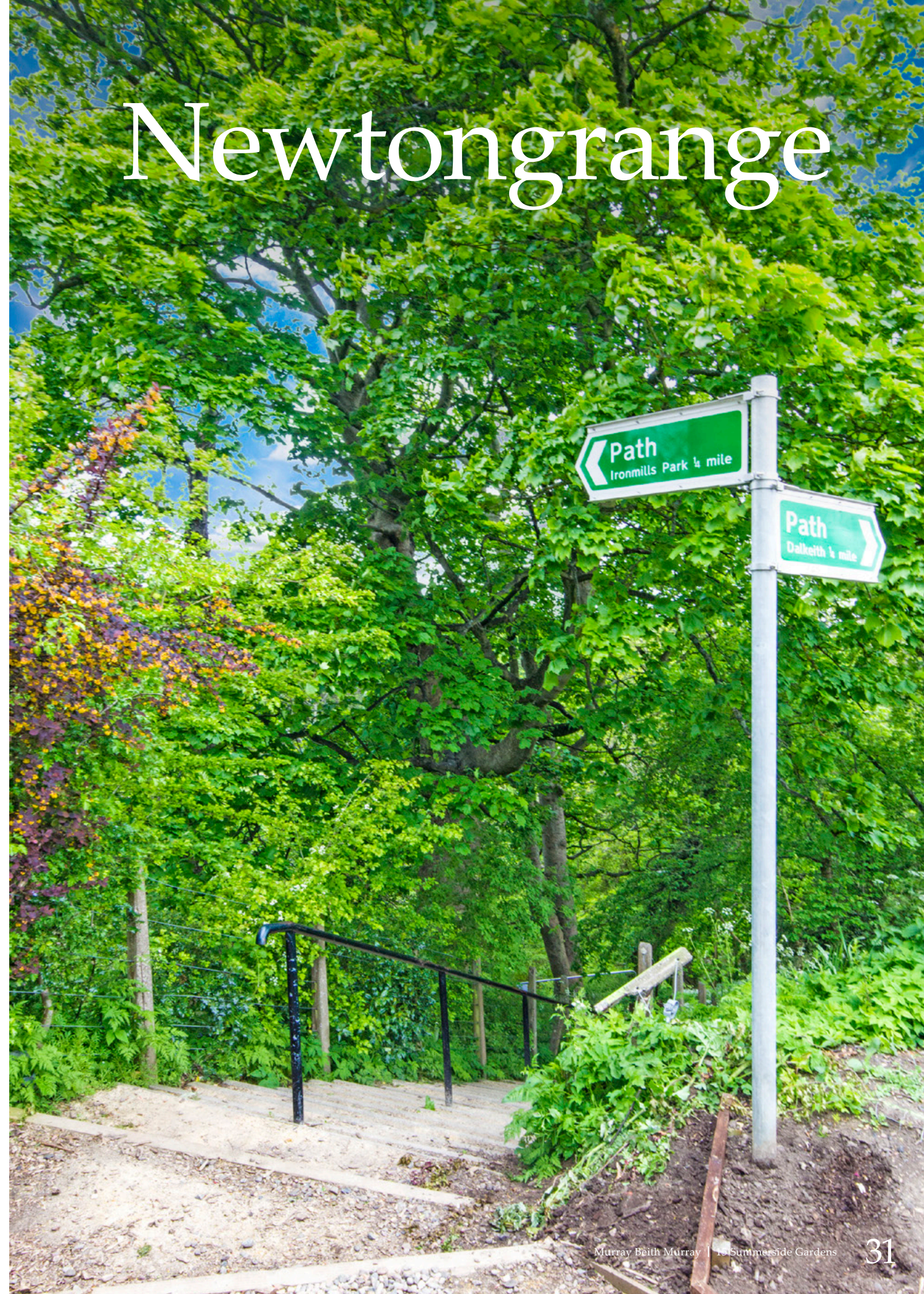
Positioned on the southern edge of Dalkeith, approximately nine miles southeast of Edinburgh city

Positioned on the southern edge of Dalkeith, approximately nine miles southeast of Edinburgh city centre, the former mining village of Newtongrange offers a sought-after, relaxed lifestyle within easy reach of the capital. The village is served by a selection of local amenities, including local supermarkets, traditional pubs, and takeaways. More extensive shopping facilities are available in neighbouring Eskbank and Dalkeith, while nearby Straiton Retail Park is home to a range of branded outlets, high-street retailers, and a Sainsbury's superstore. Surrounded by rural landscape and woodland, residents of Newtongrange



have access to a wealth of outdoor leisure pursuits, or for those who prefer indoor exercise, Newtongrange Leisure Centre boasts a state-of-the-art gym and a multi-purpose fitness studio with activities and classes. Local schools include Newtongrange Primary School and nearby Newbattle Community High School. Thanks to its ideal position on the A7, Newtongrange allows quick and easy access to the Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 motorway networks. Newtongrange station, which is part of the Borders Railway, also provides fast and frequent links into the heart of the capital.

Newtongrange





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