



22 Summerside Gardens, Newtononrange, EH22 4FP



## Welcome

Welcome to 22 Summerside Gardens, Newtongrange, a beautifully presented five-bedroom detached family home, built by Miller Homes around 2019 and set on an enviable corner plot within a sought-after modern development. This impressive home offers generous, well-balanced accommodation over two levels, perfectly suited to modern family living. The property has been meticulously maintained and thoughtfully upgraded by the current owners and is presented in true walk-in condition throughout. On the ground floor, the welcoming reception hallway gives access to a bright and spacious living room and an elegant dining room, both enhanced by attractive bay windows. To the rear, a fantastic family room opens directly onto the garden via patio doors, creating an ideal space for everyday living and entertaining. The stylish breakfasting kitchen is fitted with quality units and integrated appliances and features a central island, with a separate utility room and WC completing the lower level. Upstairs, the principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. A generous second bedroom also enjoys its own en-suite, while three further well-proportioned bedrooms are served by a modern family bathroom. Externally, the property sits within private garden grounds to the front, side and rear, offering excellent outdoor space. A driveway provides parking for two cars and leads to a double garage with power, lighting and useful roof storage. An electric vehicle charging point further enhances the appeal of this superb family home. Ideally located for local amenities, schooling and transport links, this outstanding property will appeal to professionals and families alike. Early viewing is highly recommended to appreciate the space, quality and setting on offer.





- Prime position within a modern residential estate
- Generous corner plot with private gardens
- Spacious and flexible accommodation over two levels
- Presented in walk-in condition throughout
- Bright living room and formal dining room with bay windows
- Family room with direct access to the rear garden
- Stylish breakfasting kitchen with island and integrated appliances
- Utility room and ground floor WC
- Principal bedroom with en-suite and fitted wardrobes
- Guest bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom
- Gas central heating, double glazing and fibre broadband
- Driveway for two cars
- Electric vehicle charging point
- Double garage with power, lighting and storage
- High-quality flooring, fixtures and upgrades throughout







## Newtongrange

Newtongrange is a thriving village nestled in the heart of Midlothian, renowned for its rich mining heritage and keen sense of community. The area boasts a fantastic array of local amenities, including shops, cafés, and a leisure centre, as well as highly regarded schools, making it an ideal location for families. Excellent transport links, including frequent rail services from Newtongrange Station, provide swift access to Edinburgh city centre and the surrounding areas, ensuring both convenience and connectivity for commuters. Surrounded by picturesque countryside and within easy reach of Dalkeith Country Park, residents can enjoy a wealth of outdoor pursuits right on their doorstep. The village also benefits from a vibrant calendar of community events and attractions such as the National Mining Museum Scotland, offering a unique blend of history and modern living.



## Extras

Included in the sale are: Floor coverings, light fittings, integrated appliances, and blinds where fitted. 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.



# Get in touch

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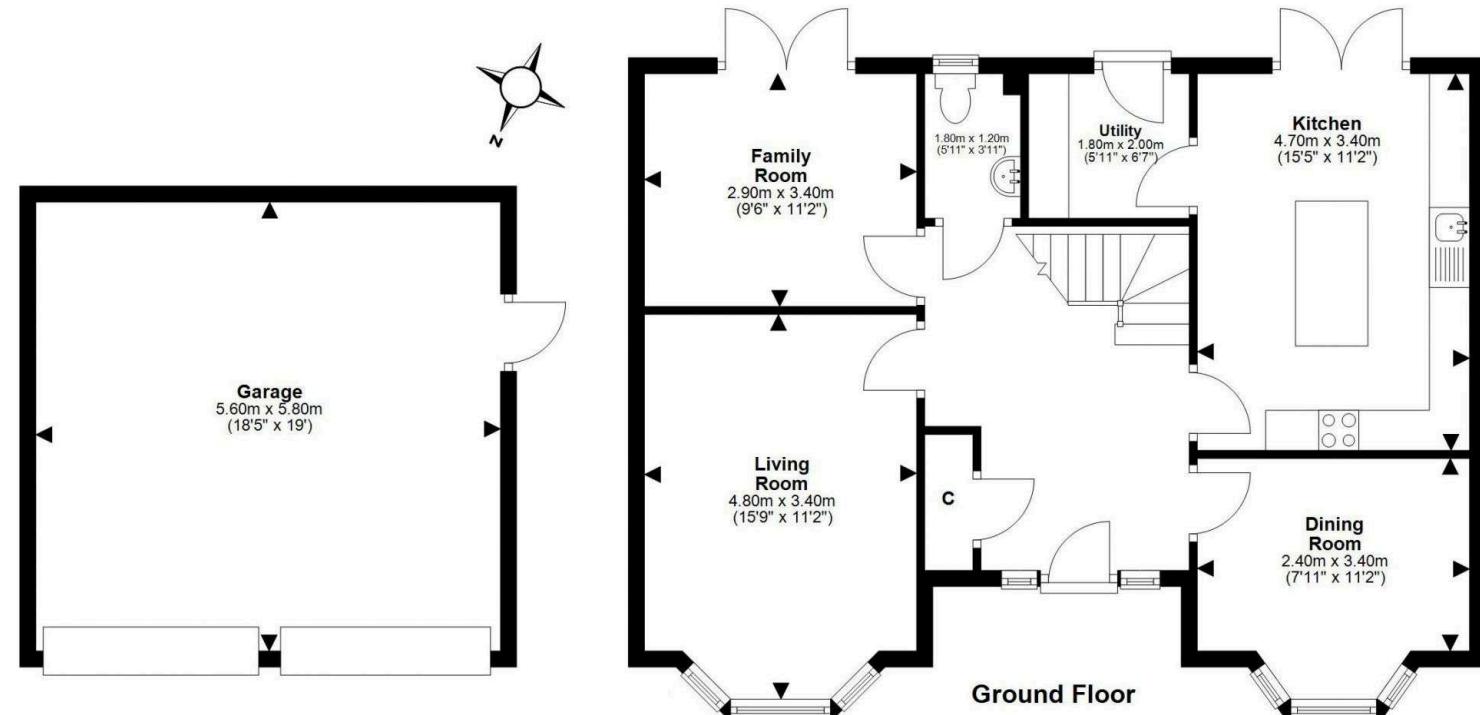
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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.

