



29 Burn Grange Park, Newtongrange, EH22 4FR

A substantial five-bedroom detached home, this property forms part of a modern development on the eastern edge of Newtongrange, close to Bonnyrigg. The interior has been thoughtfully upgraded with a high-specification kitchen, stylish bathroom finishes, and quality flooring throughout.

The house benefits from an integral double garage, a double driveway, and private front and rear gardens, all set within a generous corner plot. Additional features include gas central heating with a pressurised system, Hive smart heating controls, and double glazing, ensuring comfort and efficiency year-round.

The accommodation comprises:

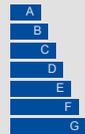
- Entrance hall with oak style LVT flooring
- Bay windowed sitting room with windows to the south and east with fitted plantation style shutters and oak style LVT flooring
- Plush downstairs WC with wash basin and flooring
- Large open kitchen / living / dining room with shaker style dark grey units with quartz worktops with inset one and a half bowl stainless steel sink, AEG gas hob, AEG dishwasher, fridge freezer, double oven and integrated microwave
- The utility room has further storage units and houses the washing machine and dryer, which are included in the sale
- Bedroom 5 with window to the front
- Upstairs landing with two storage cupboards and hatch to the loft, which provides additional storage
- Bedroom 3 / home office with oak style LVT flooring



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
B



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



- Good sized fourth bedroom
- Family bathroom with large bath, WC, vanity unit with marble worktop and wash basin by Roper Rhodes, marble tiled flooring and metro style wall tiles
- Spacious guest bedroom with en-suite shower room, Roper Rhodes vanity unit, large shower enclosure, WC and heated towel rail
- Generous master bedroom with built-in wardrobes and en-suite shower room with tiled flooring, wash basin and shower enclosure and WC

Outside and Gardens

To the front of the property there is a double driveway which is laid with tarmac and an integral double garage. There is a west facing rear garden with decked patio area, paved patio with pergola, lawn and is enclosed by wall and fencing, making it child and pet friendly. The property also has security lights on sensors at the front, back and side doors.

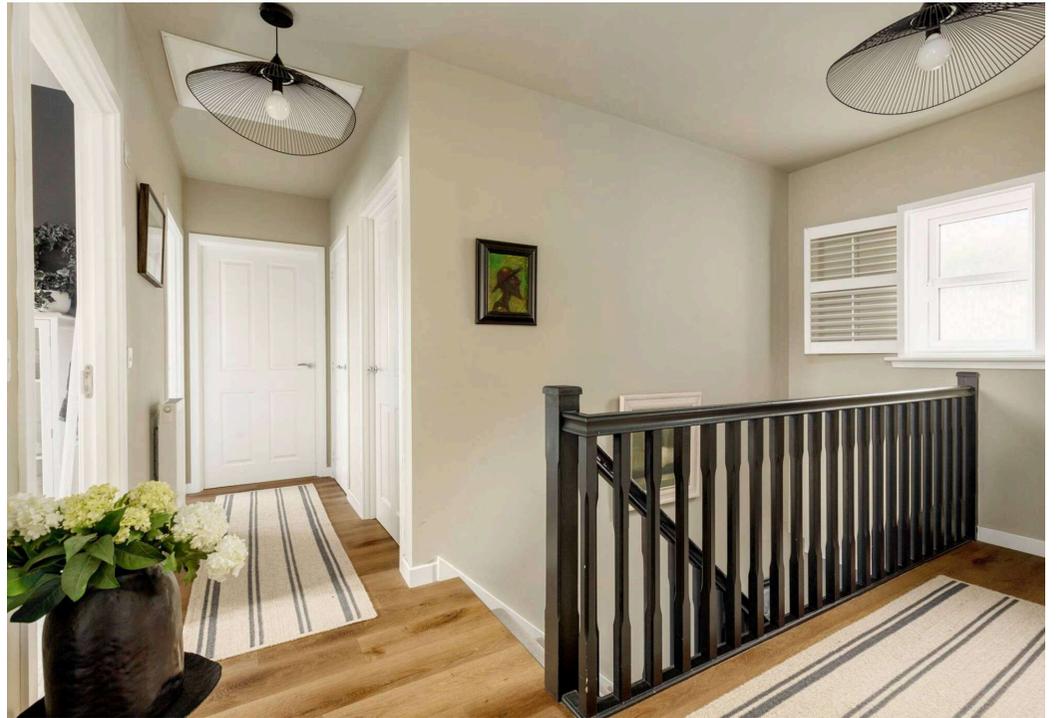
Location

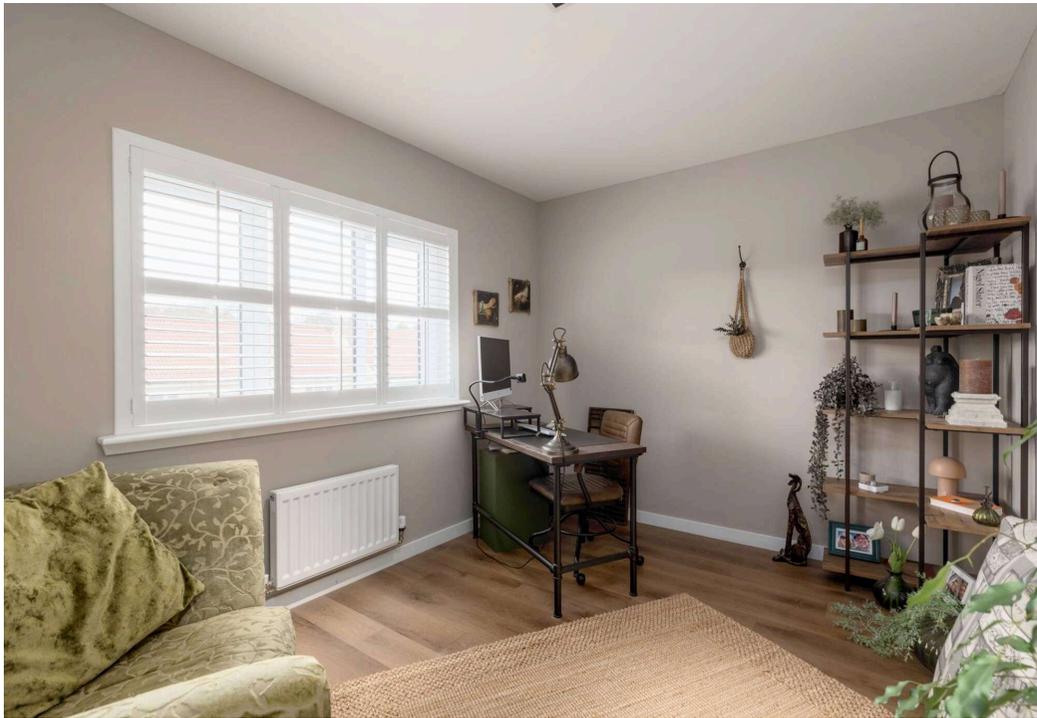
A former mining village, Newtongrange is now a thriving and well-established residential community located approximately 10 miles south of Edinburgh city centre. The area benefits from excellent transport connections, with regular bus services providing convenient travel to Edinburgh and the surrounding towns. The Borders Railway, with stations in Newtongrange and nearby Gorebridge, offers quick and reliable access into Edinburgh and towards the Scottish Borders. The Edinburgh City Bypass is within easy reach, linking directly to the A1, M8, M9 and M90 motorways, as well as Edinburgh International Airport and the Forth Bridges, making regional and national travel highly accessible. Locally, residents enjoy a wide range of amenities, including specialist shops, a swimming pool and leisure centre, a community centre, library, attractive local parks, and well-regarded schooling at all levels, providing an excellent setting for families and professionals alike.

Council tax

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.









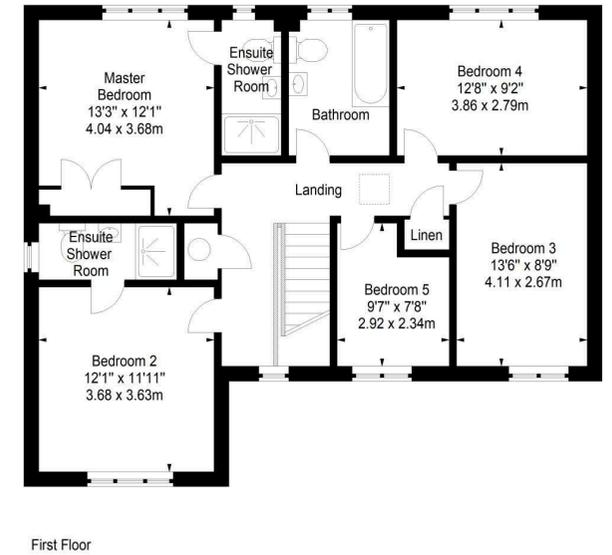
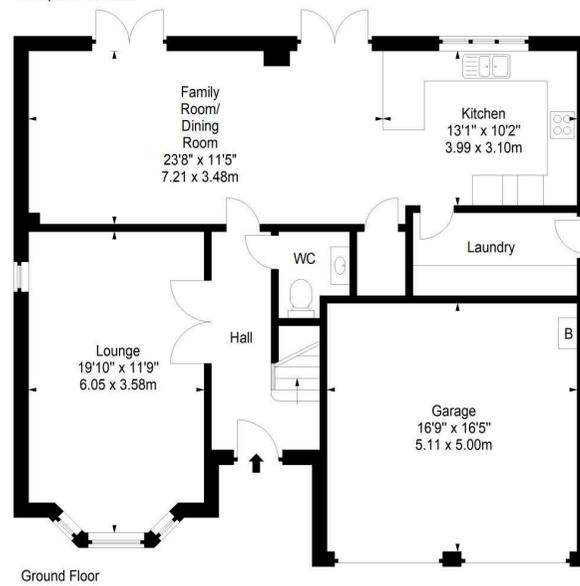
**Burn Grange Park,
Newtongrange,
Dalkeith,
Midlothian, EH22 4FR**



Approx. Gross Internal Area
1787 Sq Ft - 166.01 Sq M
Garage

Approx. Gross Internal Area
284 Sq Ft - 26.38 Sq M

For identification only. Not to scale.
© SquareFoot 2025



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com **espc**

ZOOPLA **rightmove**