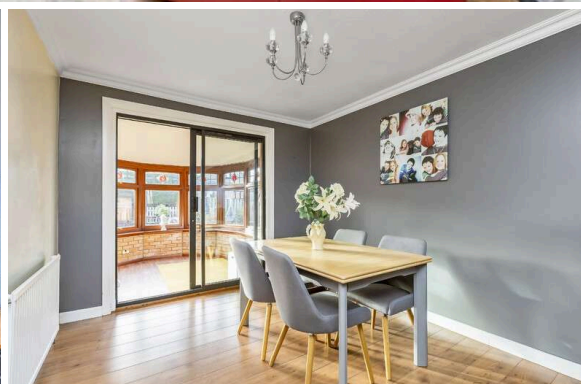




2 Maesterton Place
NEWTONGRANGE | MIDLOTHIAN | EH22 4UF


warners
solicitors & estate agents



2 Maesterton Place

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Beautifully presented four bedroom detached home, located in a sought after development in the popular family friendly area of Newtongrange. This home is in walk in condition and has been well looked after throughout, with a modern interior. Set in a well maintained development, this property features a driveway, shed and front and back gardens. This home is offered to the market in true move-in condition and would make an ideal family home in a tranquil setting. The accommodation comprises welcoming entrance hallway, bright open plan kitchen living area with bifold doors into the rear south facing garden, fully fitted kitchen with attractive units, generous dining space and further patio door to the rear garden. The kitchen includes dishwasher, fridge/freezer, oven, electric hob and fan, microwave and washing machine. The spacious lounge and dining area features a stunning wood burning stove giving a focal point to the room. Beyond the dining area is the sought after south facing conservatory. The downstairs living space is completed by a the fourth bedroom/study and a useful W/C. The upper floor benefits from three double bedrooms with built in storage. The home is completed by a stylish family bathroom with shower over the bath and heated towel rail. Externally the fully enclosed rear garden is well maintained with decking areas, a laid lawn, shed and hot tub, which are both independently powered with their own breaker systems. The property also benefits from gas central heating, double glazing and a floored attic. Early internal viewing of this lovely home is essential to fully appreciate the bright and modern interiors and spacious garden.

- Spacious 4 Bedroom detached Family Home
- Kitchen/living with bifold doors into South facing garden
- Spacious living room with Wood burning Stove
- Family Bathroom
- Well maintained front and rear gardens including decking and hot tub
- Conservatory
- Front Driveway
- Ample storage and Attic

Included in the sale will be all lighting fixtures and window coverings, dishwasher, washing machine, oven & hob, fridge/freezer, log burner/wood store, hot tub and shed. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The increasingly popular Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of shops, banks and postal services, with a Tesco Supermarket at Hardengreen. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange public park and the vast expanses of open countryside. Schooling is well represented from nursery to senior level. The property is situated within walking distance of the Borders Railways link station at Newtongrange, providing direct access to and from Waverley Station, perfect for accessing Edinburgh. The A7 major road is also within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network.



