



Deans Properties

Deans Solicitors and Estate Agents LLP



55 Old Star Road
Newtongrange, Dalkeith EH22 4NR



EXTENDED DETACHED HOUSE

- Living Room/Dining Room
- Family Room
- Conservatory
- Kitchen
- Three Bedrooms
- En-suite Shower Room
- Bathroom
- Rear Gardens
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating - C



This exceptionally bright and immaculately presented extended detached house is ideally situated in a quiet development in Newtongrange with beautiful surrounding walk ways and green areas within the development. The property is ideally placed for access to Newtongrange Train Station and the City Bypass offering an easy commute to Edinburgh and the Borders and has a variety of local amenities and shops nearby. The accommodation on the ground floor comprises; entrance hallway, WC compartment, bright and spacious living room/dining room leading through to the conservatory which gives access to the enclosed rear garden, modern kitchen with integrated appliances and family room. On the first floor there are three good-sized bedrooms, all with built in wardrobes and bedroom one has an en-suite shower room. There is also a modern fitted bathroom. Further benefits include a home office, integrated garage, large driveway, gas central heating and double glazing. The property benefits from enclosed garden to the rear with decking area offering a space to relax. The appliances included are sold as seen with no warranty provided.

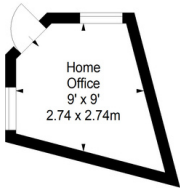




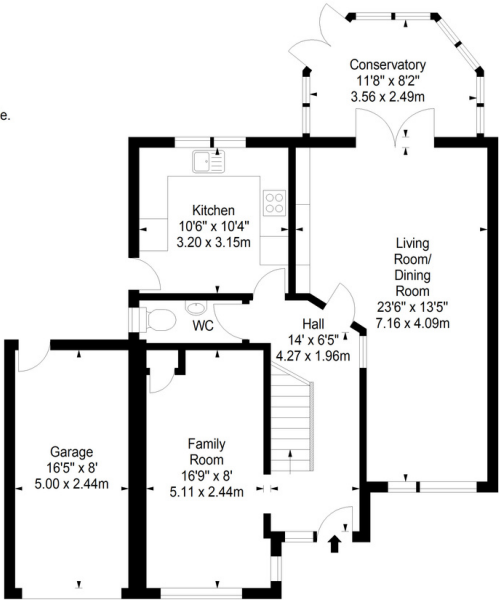
Old Star Road,
Newtongrange,
Dalkeith,
Midlothian, EH22 4NR



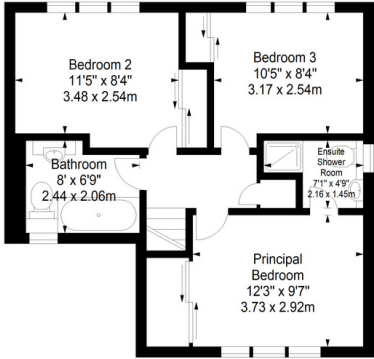
Approx. Gross Internal Area
1403 Sq Ft - 130.34 Sq M
(Including Garage)
Home Office
Approx. Gross Internal Area
78 Sq Ft - 7.25 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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