



5 Colliery View, Newtongrange, Dalkeith, Midlothian, EH22 4AQ

Beautifully Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Beautifully presented and spacious, three-bedroom, detached family home with gardens, a driveway and an integrated garage. Located in a quiet and leafy cul de sac, in a modern, factored, development, in the popular village of Newtongrange, Midlothian.

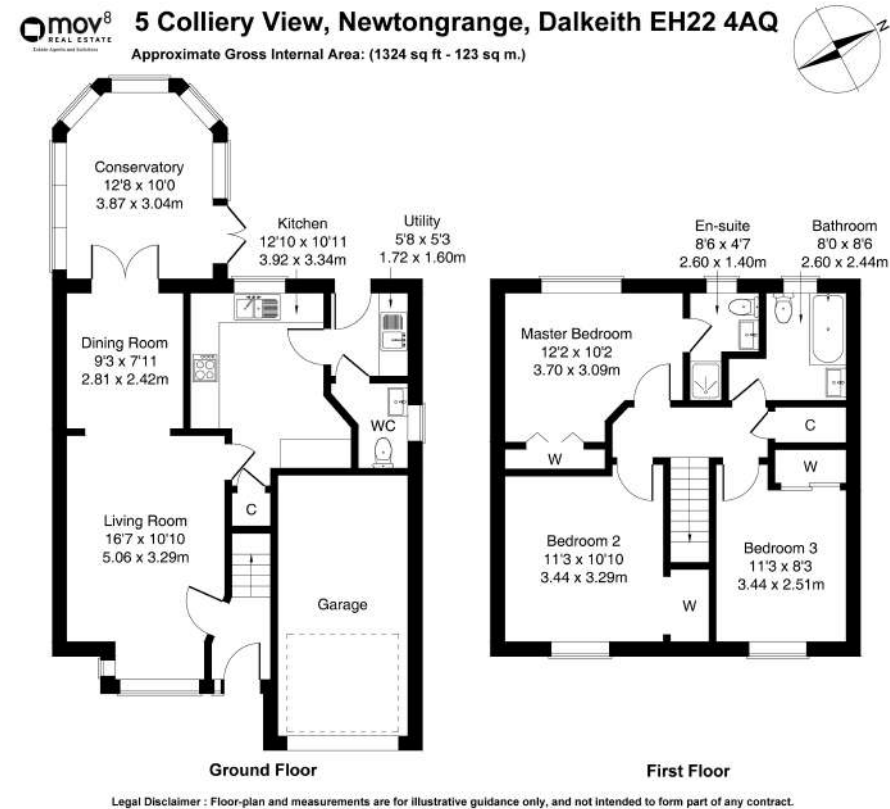
Comprises an entrance hall, living and dining room, conservatory, kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a fully integrated kitchen and utility room, stylish bathroom suites, multiple TV points, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and good storage including a loft and a garage with power and lighting.

The property benefits from low-maintenance landscaping and a driveway to the front; and a rear garden including a synthetic turf lawn, a paved and wood-decked patio, a store shed and a hot tub. This modern development also provides landscaped grounds and additional unrestricted residents and visitors' parking spaces.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall; and opens into a spacious, front-facing, open-plan living and dining room, featuring continuous wood effect flooring, and an electric fireplace and a wall-mount TV point for the lounge. Set to the rear, off the dining room, the conservatory offers further lounge space and access to the garden. Set off the lounge, the stylish kitchen is fitted with modern units and worktops, a sink with a drainer and a tiled surround. Appliances include an integrated 5-ring hob with an extractor fan, an eye-level oven, a dishwasher, a fridge/freezer and a washing machine; whilst the utility room offers further units, access to a convenient WC and further garden access.

On the upper floor, the tastefully finished master bedroom is set to the rear, with carpeted flooring, a large built-in wardrobe and a modern en-suite shower room. Two further double bedrooms are set to the front, similarly well-finished, with carpeted flooring and built-in wardrobe areas. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls, wood effect flooring and a ladder-style radiator.



Area Description

Newtongrange, a characterful former mining village, provides an excellent range of everyday shopping and local amenities. There is also a local swimming pool and leisure centre, community centre, library, local parklands and well-regarded schooling at all levels. Dalkeith, a short distance away, offers all the amenities expected of a

regular bus service connecting to Edinburgh and other local destinations. There is easy road access to the city bypass and motorway network, as well as a rail station on the Borders railway for easy commuting into the heart of Edinburgh, making this an excellent commuting choice.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

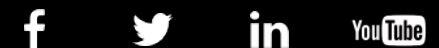
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.