





# DESCRIPTION

Step inside this contemporary and spacious family home. This three-bedroom semi-detached property boasts high-quality finishes throughout, a private rear garden, and a single garage. Nestled in a welcoming estate, this property is an ideal choice for families or young couples looking for their perfect home.

The property comprises of:

- Entrance Hallway
- Bright, front-facing lounge
- Modern fitted kitchen/diner with French doors leading to the garden
- Ground floor WC
- Bedroom 2
- Bedroom 3 or study
- Stylish family bathroom
- Primary bedroom equipped with fitted wardrobes and en-suite
- Award-winning rear garden
- Single garage at the rear with parking space

## Viewings

For appointments, please call Gibson Estate Agents at 0131 297 3177



# LOCATION

Newtongrange offers a great selection of local amenities including a supermarket and a corner shop, plus a handful of traditional pubs and restaurants. More shopping facilities are available in neighbouring Eskbank and Dalkeith, while nearby Straiton Retail Park is home to a range of branded outlets, high-street retailers, and a Sainsbury's superstore. Surrounded by rural landscape and dense woodland, residents of Newtongrange have access to a lot of outdoor leisure pursuits. Newtongrange is served by excellent local schools including early years and primary education at Newtongrange Primary School, followed by secondary schooling at nearby Newbattle Community High School. It is close to the A7 and Newtongrange allows quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Newtongrange station, which is part of the new Borders Railway, also provides fast and frequent links into the heart of the capital.

