

43 Burn Grange Park, Newtongrange, EH22 4FR



### Description

Exceptional detached home of distinction, enjoying a lovely tranquil setting on the sought-after Lady Victoria Grange development, catering perfectly to modern family living. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life. Externally there is a professionally landscaped rear garden offering a superb space for summer relaxation and outside entertaining with synthetic turf lawns, composite decking, external power and water taps, and security lighting. whilst at the front a single car garage housing an EV charge point and tarmac driveway provides ample off-street parking.

- Welcoming hallway with porcelain tiled flooring, carpeted stairs leading to the first floor, and WC
- Bay windowed living room
- Spanning the rear of the house is the large kitchen/dining/family room with French doors to the sunny garden complemented by an ultra-sleek kitchen featuring integrated appliances
- Separate utility room
- Generous sized master bedroom with fitted wardrobe and en-suite shower room
- Three further double bedrooms, two which share a Jack & Jill shower room
- Family bathroom consisting of a contemporary white suite with shower over the bath and also benefiting from useful fitted storage
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Floored attic with lighting

### Extras

The fitted carpets, light fittings, blinds, double oven, hob, cooker hood, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiations.



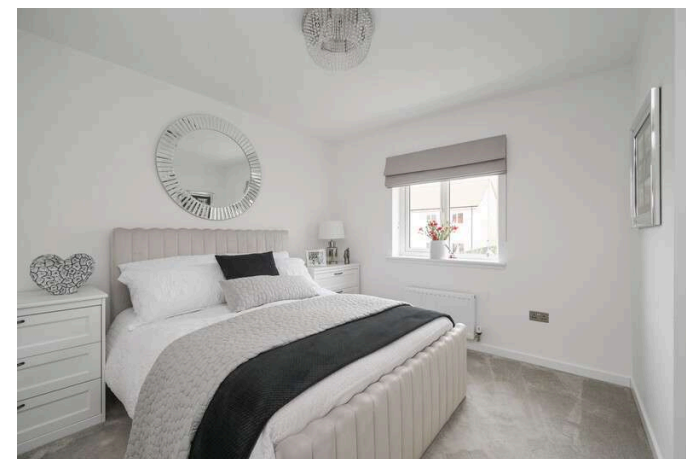
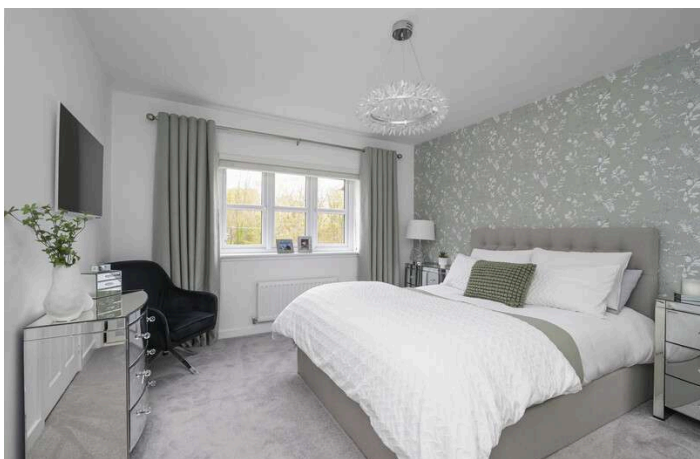
### Location

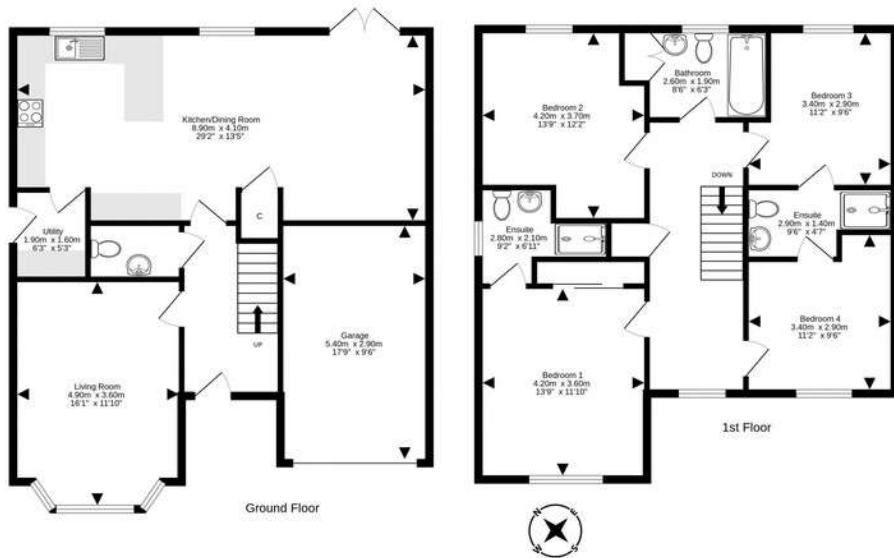
Positioned on the southern edge of Dalkeith, approximately nine miles southeast of Edinburgh city centre, the former mining village of Newtongrange offers a sought-after relaxed lifestyle within easy reach of the capital. The area is served by a selection of local amenities including local supermarkets, traditional pubs, and takeaways. More extensive 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 woodland, residents of Newtongrange have access to a wealth of outdoor leisure pursuits, or for those who prefer to indoor exercise, Newtongrange Leisure Centre boasts a state-of-the-art gym and a multi-purpose fitness studio with activities and classes. Local schools include Newtongrange Primary School and nearby Newbattle Community High School. Thanks to its ideal position on the A7, 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 Borders Railway, also provides fast and frequent links into the heart of the capital.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

**EPC Rating: C**





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Measure 02/2024



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

