

62 Baronet Park, Newton Village, Dalkeith, EH22 1GE



Description

Forming part of a small, bespoke development within a popular location, this wonderful four-bedroom semi-detached townhouse, with enclosed private rear garden and off-street parking with EV charge point. The property is the former show home and benefits from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, with deluxe fixtures and fittings, and effortlessly stylish decor throughout. Close to fantastic amenities and commuting links, the property will undoubtedly make for an ideal family home and offers fantastic, contemporary space both inside and out, perfect for entertaining and family life.

Features

- A stunning semi-detached townhouse (former Show Home) part of a sought-after modern development
- Semi-rural ambience on the outskirts of Edinburgh
- Stylish interior design finished to high standards
- Fabulous reception room ideal for relaxing and dining providing a very sociable space and open plan to a well-equipped ultra modern kitchen
- Integrated Siemens appliances in kitchen
- Large principal suite on top floor with dressing area
- Three further double bedrooms on first floor level
- Gas central heating & double glazing
- Well-maintained enclosed rear garden
- Multi-car driveway with EV charge point

Extras

The fitted carpets, all blinds & curtains (excluding the curtains in lounge & bedroom), double oven, microwave, dishwasher, fridge/freezer and garden shed are included.

Factor

Approximately £120 per year is payable to First Port Management for the maintenance of the communal landscaping.



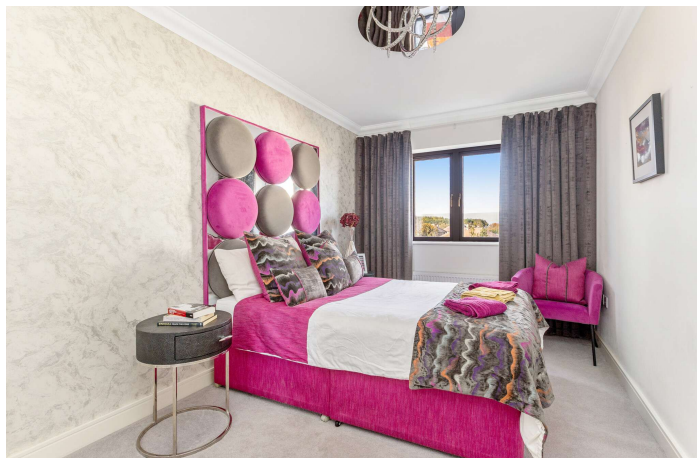
Location

Nestled in the Midlothian countryside, yet just a mile from Edinburgh City Bypass, the popular village of Dalkeith promises a wonderful semi-rural escape within easy reach of the capital. In addition to unrivalled access to the A720 and a local bus service, residents are also just minutes' drive from Shawfair station, which is served by the Borders Railway line and offers swift links into the city centre in just fifteen minutes. Excellent everyday services and amenities are available including a post office, a pharmacy, convenience stores, cafes, takeaways, a library, and a leisure centre. More extensive retail and leisure facilities can be found at Fort Kinnaird or in Dalkeith, both of which are a mere ten minute drive away. The area falls within the catchment for well-regarded schools and it is also well placed for the independent Loretto School in Musselburgh and a host of private schooling options in Edinburgh. Thanks to its semi-rural setting, Newton Village provides the perfect base from which to enjoy all the Midlothian countryside has to offer. From hiking, mountain biking and snow sports in the Pentland Hills, to tranquil walks along the River North Esk and exploring ancient valleys and glens.

EPC Rating: B

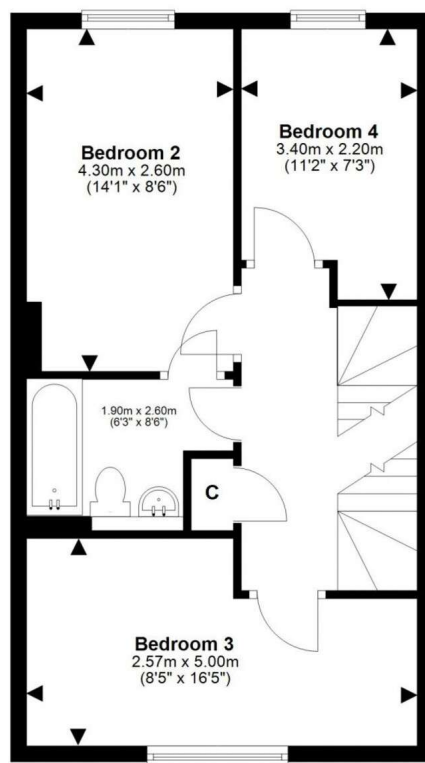
Price and Viewing

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

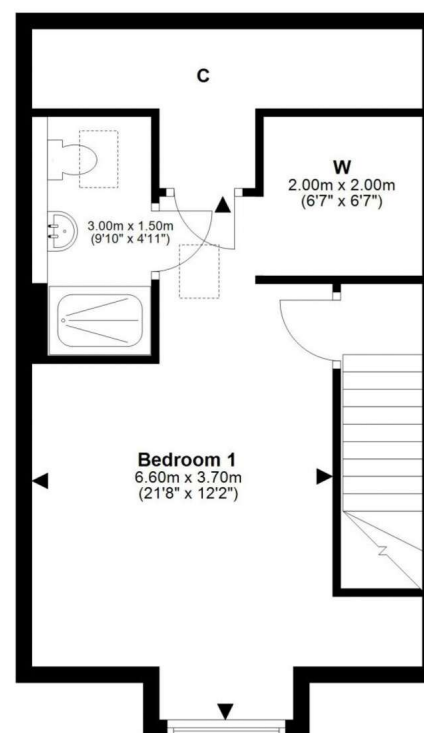




Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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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 Midlothian 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.

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