



GARDEN STIRLING BURNET

15 VICTORIA ROAD
NEWTONGRANGE, DALKEITH, MIDLOTHIAN, EH22 4NN



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This three-bedroom detached house is complemented by private parking and attractive south-facing gardens, that are enclosed to the rear with a secluded leafy outlook and a summer house. Located on the peaceful rural fringes of Newtongrange, the ideal family home lies a short walk from everyday village amenities and train links connecting to the Capital in just 30 minutes.

Welcoming you inside is a naturally-lit entrance hall featuring a convenient WC and practical wood-inspired flooring. From the hall, you step into the comfortably carpeted reception room that extends the full depth of the property with a bright dual-aspect outlook plus useful built-in storage. The bay-fronted living area is arranged around a focal fireplace, while the formal dining area boasts south-facing glazed doors that slide open onto the garden. Next door, the equally sunny kitchen also leads outside and is stylishly appointed with sleek gloss-white cabinetry offset by an illuminated timber countertop, understated tilework, and statement red décor. Integrated into the kitchen are a microwave oven, an oven, a gas hob with a stainless steel splashback, a dishwasher, a washing machine, and a (semi-integrated) tall fridge freezer.

FEATURES

- Peaceful setting in a well-connected village
- Detached house with homely modern interiors
- Bright entrance hall with WC
- Spacious dual-aspect living/dining room with storage
- Stylish south-facing kitchen with garden access
- Three double bedrooms (two with storage)
- Bright shower room
- Upper landing with storage and study area
- Attractive south-facing gardens, enclosed with a summerhouse to the rear
- Private multi-car driveway
- Gas central heating and double glazing





Completing the ground floor is one of the three plushly carpeted double bedrooms on offer, which being on this level offers versatility for additional living space. The remaining two bedrooms are upstairs, reached from a landing – with all areas benefiting from incorporated storage. The landing features a study area with a desk fitted beneath a large skylight. Finally, also upstairs is a sky-lit shower room with superb vanity storage. The property is kept warm and efficient via gas central heating and full double glazing. Externally, south-facing gardens hug the property and are landscaped with neat lawns and colourful planting. The securely enclosed rear garden includes a raised dining deck with a tranquil private outlook, a summer house, a greenhouse, and a shed. A private driveway to the front can accommodate multiple vehicles.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.







Newtongrange, Dalkeith

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 village 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.







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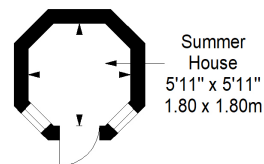
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

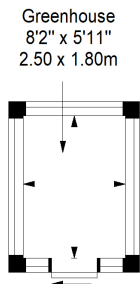
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

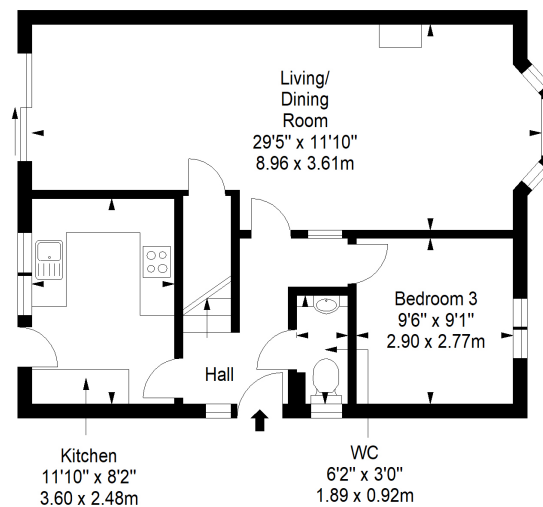
Summer House
Approx. 2.8 sq. metres (30.1 sq. feet)



Green House
Approx. 4.5 sq. metres (48.4 sq. feet)

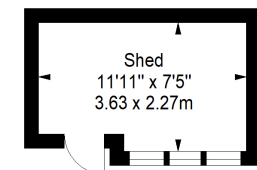
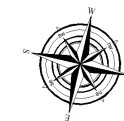


Ground Floor
Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

Shed
Approx. 7.8 sq. metres (84.0 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.8 sq. feet)

