










Offers Over

**£370,000**

## 44 Kingsfield Drive

Newtonrange | Midlothian | EH22 4FN

An immaculately presented, 4 bedroom detached linked villa, forming part of a modern development in the sought after village of Newtonrange. In true move in condition, the property is close to local amenities, transport links and idyllic green spaces, and would make a fantastic family home, with viewing being highly recommended.

-  4 bedrooms plus study
-  2 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band- G



## Description

The well proportioned accommodation is laid out over two levels. You enter into a welcoming hallway with an understairs storage cupboard and handy WC. To your right is the bright and airy lounge with bay window and double doors leading through to the stylish dining kitchen with a range of sleek wall and base units with co-ordinated worktops, storage cupboard and patio doors to the rear garden. Off the kitchen is a useful utility room with a door to the side. Finally on the ground level is an office/study, offering an ideal space for those working from home.

Moving upstairs there is a storage cupboard on the landing. The principal bedroom has a walk in wardrobe and en-suite shower room with double shower cubicle. There are three further bedrooms and completing the accommodation on this level is the family bathroom with a four piece suite including a bath and separate shower cubicle. There is also attic space.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings are included in the sale along with the gas hob and electric oven, fridge/freezer, washing machine and integrated dishwasher.

## Gardens & Parking

A neat front garden with path welcomes you to the property and to the rear is a large fully enclosed garden, mainly laid to lawn with a patio area, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a single garage and a driveway provides off street parking.

## Factoring

The common grounds around the development are factored by Ross & Liddell at a cost of approximately £100 every 6 months.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

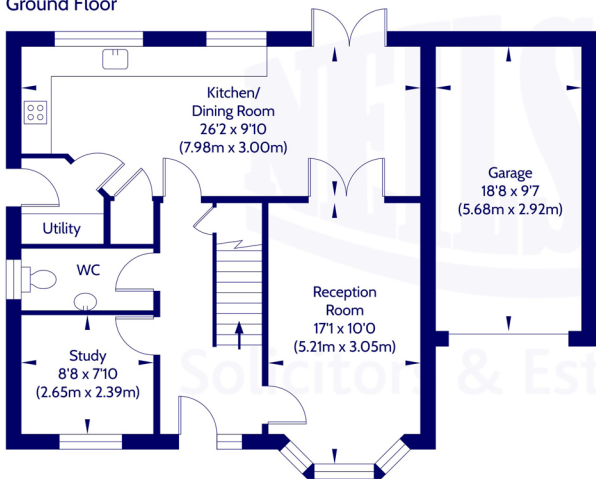
The popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre with swimming pool, bowling club, library, lovely parkland and scenic walks. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities available in neighbouring Dalkeith and Bonnyrigg. For the commuter the City Bypass is easily accessible linking to major motorway networks and there is a local train station within walking distance, together with a regular bus service operating to Edinburgh City Centre and surrounding areas.



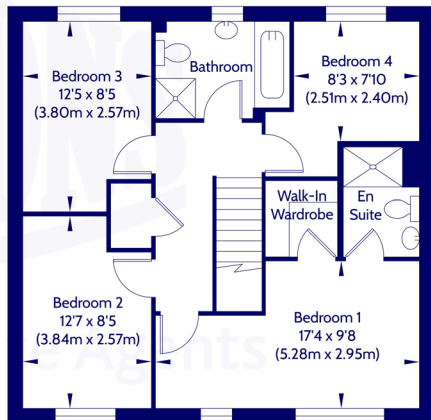


Approx. Gross Internal Floor Area 125.83 Sq M / 1354 Sq Ft.

### Ground Floor



### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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