










Offers Over

£420,000

7 Newtongrange Place

Newtongrange | Midlothian | EH22 4DF

A rare and exciting opportunity to secure a truly stunning detached villa, beautifully nestled within a desirable modern development in the heart of Newtongrange. Thoughtfully designed and impeccably presented, this spacious home offers versatile accommodation across five bedrooms, plus a dedicated external home office — ideal for modern family living. With an array of local amenities, excellent schools, and superb transport links all just moments away, this property offers the perfect blend of luxury, flexibility, and location.

-  5 beds
-  2 public
-  2 bathrooms
- Home study
-  Private gardens
-  Garage and driveway
-  EPC Band - C
-  Council Tax Band - G



Description

This 'forever home' is tucked away in an exclusive modern development in the ever-popular Newtongrange, this stunning five-bedroom detached villa offers stylish, flexible living.

Elegant & Spacious: A bright bay-windowed, double aspect lounge welcomes you in, complete with a cosy log burner — perfect for relaxing evenings and movie nights.

Chef's Kitchen: The heart of the home is a beautifully designed modern kitchen with state-of-the-art Neff appliances, Gas on Glass hob, a substantial central island with breakfast bar and luxurious Quartz worktops. The kitchen is complete with an American style fridge freezer with filtered water and an ice machine, a wine fridge, boiling tap, double Belfast sink and an abundance of storage.

Open-Concept Living: An expansive, triple-aspect open-plan diner and family room offers the ideal space for entertaining and everyday living. Smart app-controlled electric blinds, throughout the family room, are set to automatically open at sunrise and close at dusk, offering seamless automation and convenience.

Room for Everyone: The principal bedroom features a sleek en-suite, while three additional double bedrooms and a flexible single room offer space for family, guests, or an indoor home office.

Practical Extras: Includes a utility room and a dedicated home study as part of the garage conversion. The home has a dual-zone heating system managed via Hive allowing for remote control and automation through the app. The partially floored attic offers generous additional storage space for the home.



Extras

Selected fixtures and fittings, including; integrated Gas on Glass hob, double oven, microwave oven, and dishwasher, freestanding wine fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Generous Outdoor Space : Step outside into a generously sized, private garden with a wraparound patio — ideal for alfresco dining, play, or peaceful moments in the sun. The built-in BBQ pit is a standout feature, perfectly complementing this sun-drenched patio — ideal for effortless outdoor entertaining.

Ample Parking: A generous double driveway leads to a spacious double garage, thoughtfully enhanced with a stylish internal office — perfect for remote work or creative pursuits.

Homes of this calibre are a rare find — combining exceptional comfort, generous space, and stylish finishes, all within moments of outstanding local amenities and excellent transport links. Early viewing is strongly advised to truly appreciate everything this remarkable property has to offer.

An annual factor fee of approximately £200 ensures the communal areas and surrounding grounds are beautifully maintained throughout the year.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Nestled in the heart of Midlothian, the popular village of Newtongrange offers the perfect blend of charm, convenience, and community. Enjoy the ease of daily living with local convenience shopping, a highly regarded primary school, and a wide array of recreational facilities including a leisure centre, welcoming bowling club, vibrant library, and peaceful parklands with scenic walking routes.

Living in Newtongrange means everyday essentials and indulgent treats are just moments away. With an award winning bakery on the main street and a short walk to the much-loved local pub, offers a warm atmosphere and delicious food and drinks. There are also convenience shops a walk away and a 24 hour Tesco, Starbucks and petrol station just a short drive away.

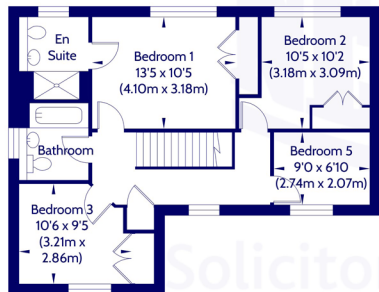
Fort Kinraid Retail Park and Straiton Retail Park are both a short drive away and home to a wide range of high-street stores, restaurants, and entertainment options.

For commuters, Newtongrange offers effortless connectivity — with the City Bypass just minutes away and a local train station within walking distance, providing quick links to Edinburgh City Centre and the Scottish Borders. A frequent bus service further enhances access to surrounding areas, making travel seamless for work or leisure.

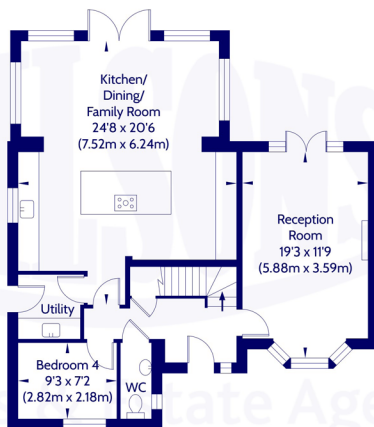




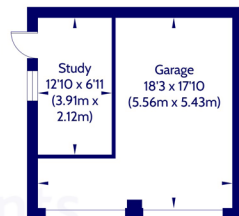
Approx. Gross Internal Floor Area 144.79 Sq M / 1558 Sq Ft.



First Floor



Ground Floor



Ground 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.



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