



Solicitors & Estate Agents










Offers Over

**£245,000**

# 11 Wester Suttieslea Loan

Newtongrange | Midlothian | EH22 4FH

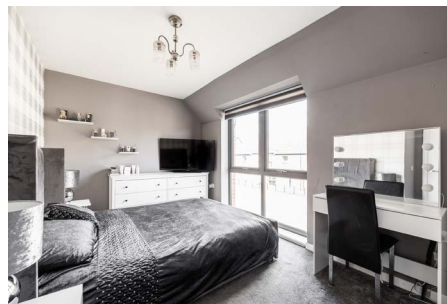
This impressive end-terraced villa with sizeable south-facing rear garden and driveway forms part of an established modern development in the popular village of Newtongrange close to many local amenities, transport links and reputable schooling.

-  3 Bedrooms
-  1 Public room
-  2 Bathroom & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



## Description

This lovely family home provides generously proportioned rooms with a light and stylish interior throughout and is offered to the market in move-in condition undoubtedly appealing to the professionals or families alike. The welcoming hallway has a carpeted staircase leading to the upper landing, offers good storage needs and has a useful two piece WC apartment located off. Situated to the rear of the house is the centre of the home, a delightful reception/ dining room, flooded with natural light with French doors providing direct access to the sunny south-facing rear garden. The front-facing stylish kitchen is fitted with sleek white wall and base units, complementary worktops incorporating the built-in gas hob, electric oven and hood. Upstairs leads to the sizeable principal bedroom with built-in wardrobes and private ensuite shower room. There are two further good sized double bedrooms and completing the accommodation is the modern bathroom with white suite. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in hob/oven/hood and dishwasher.

## Gardens and driveway

There is a small garden located to the front of the property with gated side path leading to the fully enclosed sizeable south-facing rear garden, laid to lawn with decked patio. The driveway is located to the rear of the property.

## Factors

There are no factors associated with this property.

## Viewing

By appointment with Neilsons on 0131 625 2222.







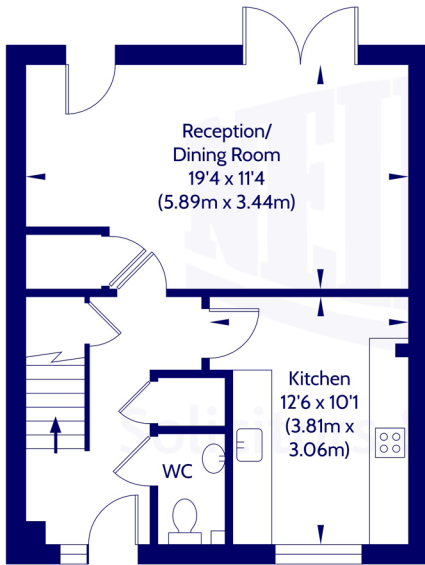
## Location

The increasingly popular village of Newtongrange offers convenience shopping and a primary school together with excellent recreational facilities, including a leisure centre, bowling club, library, lovely parkland and scenic walk. A 24hr Tesco supermarket is only a short drive away with a more comprehensive range of amenities also 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 nearby to Edinburgh City Centre and surrounding areas.

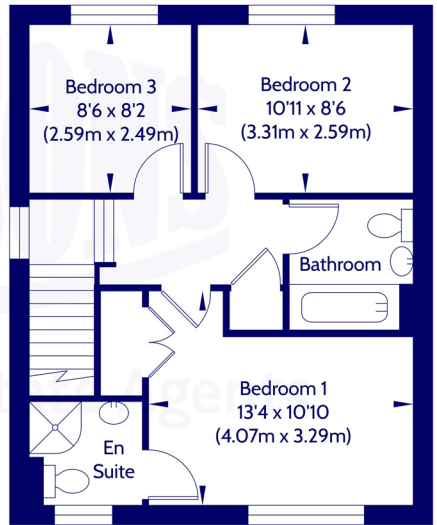




Approx. Gross Internal Floor Area 86.96 Sq M / 936 Sq Ft.



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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