



Offers Over
£390,000

11 Kingsfield Drive

Newton Grange | Midlothian | EH22 4FN

A well proportioned four bedroom detached house forming part of an established modern development in the popular village of Newton Grange. Offering flexible accommodation alongside private gardens and an integral garage, the property is well placed for access to local amenities, schooling and transport links, making this a fantastic family home.

-  4 bedrooms
-  1 public room
-  3 bathrooms plus WC
-  Front and rear gardens
-  Integral garage
-  EPC rating – B
-  Council tax band - G



Description

Downstairs briefly comprises of a welcoming hallway with understairs storage, a bright and airy bay windowed lounge, a modern dining kitchen with a range of wall and base units with co-ordinated worktops, splashback tiling and French doors to the garden, plus a useful utility room and handy WC.

Moving upstairs there are four double bedrooms, two of which have built in wardrobes and en-suite shower rooms, and a family bathroom with a white suite and storage cupboard. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and dishwasher.

Gardens and Garage

A neat front garden with lawn welcomes you to the property and to the rear is a fully enclosed garden with lawn and an area of decking, together offering a lovely place for dining in the warmer months and a safe space for children and pets to play. There is an integral garage with up and over door, power and light, a double driveway provides off street parking and on street parking also available.

Factoring

The communal garden grounds around the development are factored by Ross & Liddell at a cost of approximately £20 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





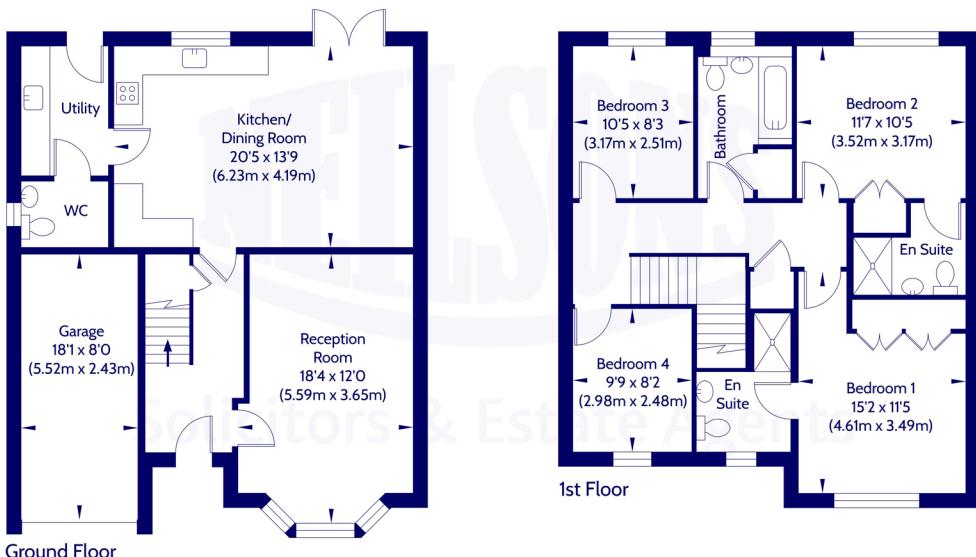
Location

Nestled in the heart of Midlothian, the popular village of Newton Grange 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, library, and peaceful parklands with scenic walking routes. Fort Kinnaird 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, Newton Grange offers effortless connectivity, with the City Bypass closeby 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 135 Sq M / 1457 Sq Ft.



Ground Floor

1st 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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floor plan and further information.



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