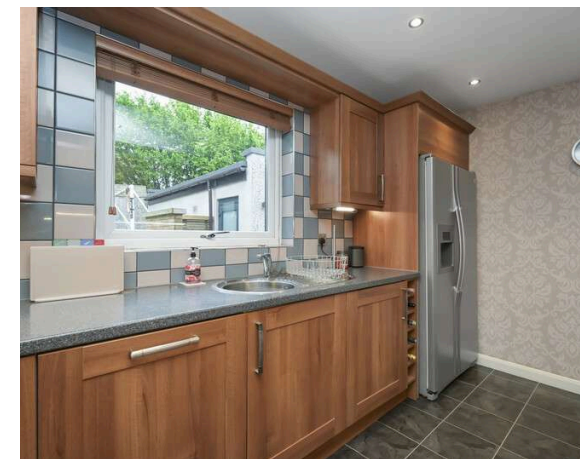




19 New Star Bank, Newtongrange, Midlothian, EH22 4NT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Superb opportunity to purchase this rarely available property with spacious flexible accommodation over two levels. McDougall McQueen are delighted to present to the market this gorgeous three-bedroom, modern detached house set in a much sought after private residential estate in the lovely Midlothian village of Newtongrange. The property is close to all local amenities and is only a short walk from Newtongrange train station. Presented in excellent order throughout the property benefits from double glazing, gas central heating, driveway, detached garage, and superb private garden grounds to the front and rear which are ideal for entertaining and relaxation.

- Superb much sought-after residential location
- Hallway with under stair store cupboard and stairs to the upper level
- Ground floor WC
- Ground floor bedroom three with front facing window
- Living room with bay window to the front and fitted media wall units
- Dining room with French doors to the rear garden
- Lovely, fitted kitchen with breakfast bar, gas hob, oven, extractor, American style fridge freezer, integrated washing machine and dishwasher
- Principle bedroom with built-in mirrored wardrobes
- En-suite shower room with Velux window, shower cubicle, wc and sink with combined vanity unit
- Bedroom two with full width built-in wardrobes
- Gorgeous family bathroom with p-shape bath and electric shower. WC, and sink with vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front and rear, providing a lovely space for outside entertaining with hot tub (available by negotiation)
- Monoblock driveway to the rear with parking for up to four cars
- Large, detached garage with light, power, and plumbed utility area with additional washing machine, base unit, and worktop



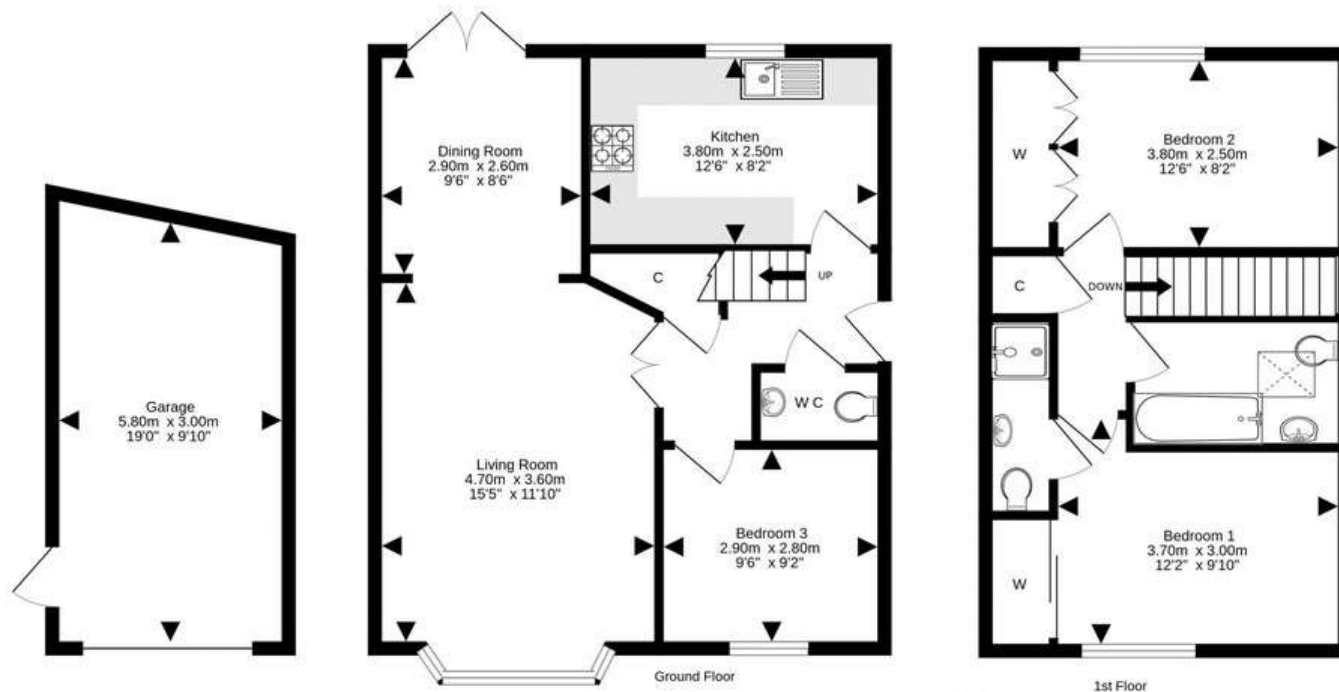
## Location

Newtongrange itself has a thriving community and the property lies approximately 7 miles southeast of Edinburgh City Centre being extremely popular with commuters. Locally there is a selection of shops, schools, leisure, and recreational facilities. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange providing access to Edinburgh and the Scottish Borders, making this the ideal commuter location.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Wall mount TV and the hot tub are amongst items that may be available by negotiation.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc

Mc  
McQueen