







## Welcome

Welcome to 41 Kingsfield Drive, Newtongrange - a stunning detached home set within the sought after Lady Victoria Grange development. This beautifully presented property has been finished to an exceptional standard, thoughtfully designed to suit modern family living. Offering both comfort and flexibility, the home is surrounded by scenic walks, nearby cycle paths, and generous green spaces, all while being just a short stroll from Newtongrange village, its range of local amenities and the Train Station. Newtongrange offers the perfect balance of peaceful surroundings and convenience, with superb transport links making Edinburgh City Centre accessible in under 25 minutes by train. This is an ideal setting for families looking for both tranquillity and connectivity.

- Prestigious residential location in a well-regarded development
- Generous, flexible living space in excellent decorative order throughout
- Welcoming hallway with staircase to the upper floor
- Handy ground floor WC
- Bright and spacious lounge with dual-aspect windows and front-facing bay window
- Formal dining room with French doors leading out to the rear garden
- Contemporary fitted kitchen featuring a range of wall and base units, gas hob, oven, extractor, rear-facing window, and store cupboard
- Utility room with sink and direct access to the garden
- Upper landing with loft access and a useful airing cupboard
- Principal bedroom with built-in double wardrobes and rear-facing window
- En-suite shower room with double shower cubicle, WC, and sink
- Second double bedroom with built-in wardrobes, rear window, and its own en-suite shower room
- Two further bedrooms with front-facing windows, ideal for children, guests, or home office space
- Stylish family bathroom with three-piece white suite including double-ended bath with wall-mounted controls
- Gas central heating and double glazing throughout
- Well-maintained front and rear gardens(south/south-west facing), perfect for outdoor entertaining and family time
- Private driveway with parking for two cars
- Integral garage with light and power











## Newtongrange

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, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.









# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

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

 0131 240 3818

Property Hub:

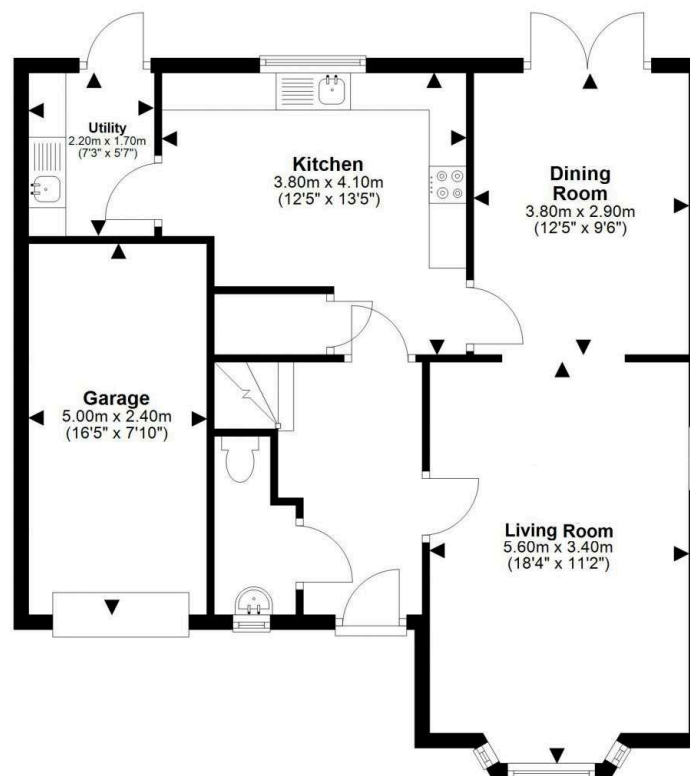
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

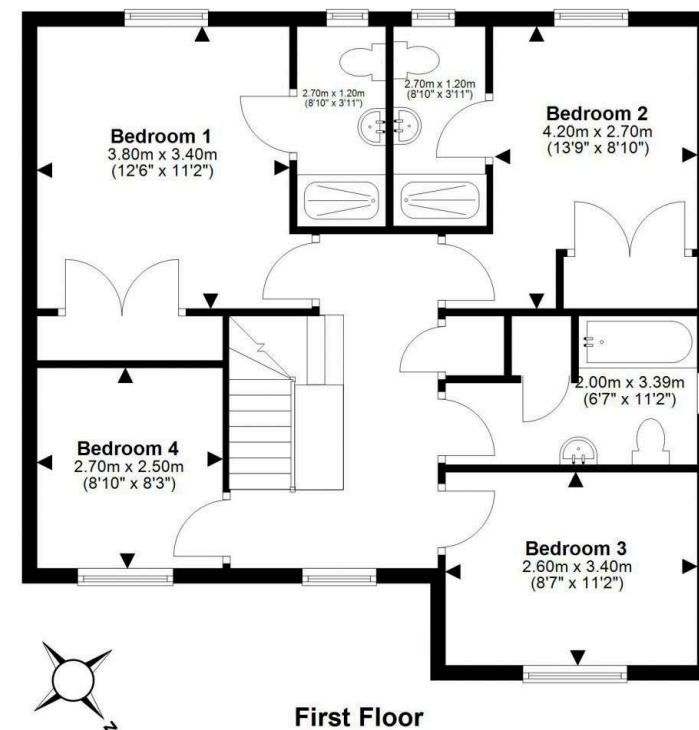
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.