Harper Macleod LLP
Estate Agents & Solicitors

Offers over £415,000

43 Kingsfield Drive, Newtongrange, EH22 4FN

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Stunning Four Bedroom Detached House in quiet Residential Estate

This stunning 4 Bedroom Detached property ideal for families and couples offers spacious stylish accommodation with a sunny and private rear garden, overlooking neighbouring woodland.

Accommodation Compromising: Entrance Hall with Italian Tiled Flooring, Bay-Fronted Sitting Room - bamboo flooring, Stunning Kitchen/Dining Room with double patio doors to garden, Utility Room, Downstairs WC with Additional Plumbing for Conversion into a Wet Room, Master Bedroom, Fitted Wardrobes, En Suite Shower Room, Two Double Bedrooms with Jack and Jill Bathroom, Double Bedroom, Family Bathroom, South-West Facing Garden with Hot Tub, Terrace and Mature Planting, Private Front Garden, Garage with Two Off-Street Parking Spaces, Double Glazing Throughout

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom	16'2" x 11'10" (4.93 x 3.63)
Kitchen/Dining Room	29'1" x 13'8" (8.89 x 4.17)
Bedroom 1	15'10" x 12'2" (4.83 x 3.73)
Bedroom 2	13'5" x 12'2" (4.11 x 3.73)
Bedroom 3	11'1" x 9'6" (3.38 x 2.92)
Bedroom 4	11'5" x 9'6" (3.48 x 2.92)

LOCATION

Kingsfield Drive in on the fringes of a quiet, modern development in charming Newtongrange. The property backs onto an attractive park and woodland, creating a private and rural feel, whilst still benefitting from the benefits of village life. The development benefits from lots of green spaces, with children's play park and is only a short walk to Newtongrange Main Street with a good variety of local amenities and eateries. Furthermore, neighboring Dalkeith boasts some larger facilities such as a Tesco Supermarket, community hospital and sports and leisure facilities. For those commuting into Edinburgh City Centre, nearby Newtongrange Train Station offers an efficient service, and the A7 which passes through the village leads directly into Edinburgh through Dalkeith or south to the Borders and beyond.

EXTRAS

All White Goods included in the Sale

EPC RATING

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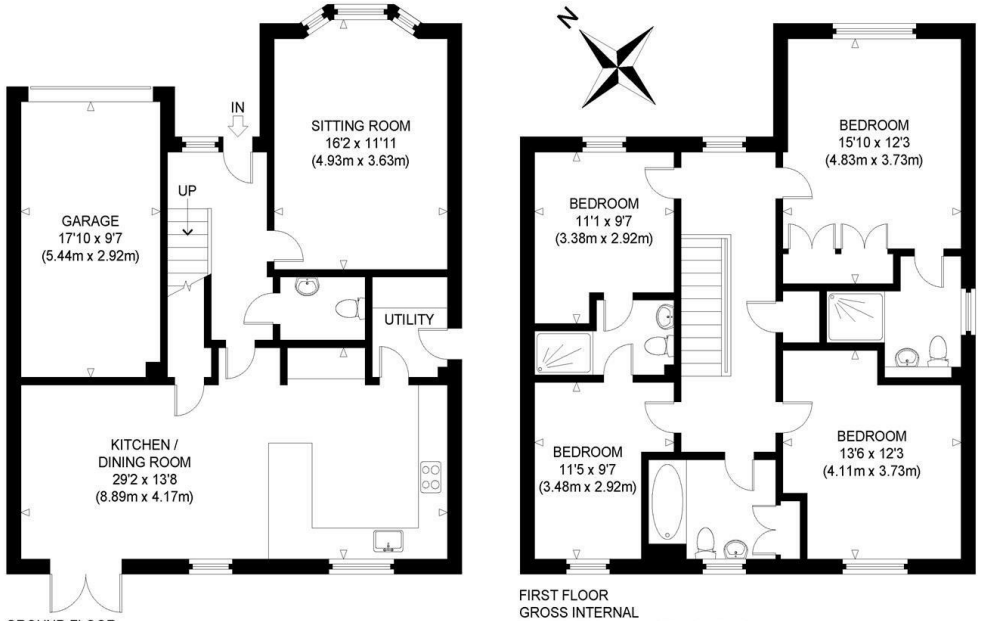
VIEWING

By appointment, please telephone 0131 253 2986.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 899 SQ FT / 83.6 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 860 SQ FT / 80.0 SQ M

KINGSFIELD DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1759 SQ FT / 163.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.