



6 Old Star Road

Newtongrange
Midlothian
EH22 4NR

Fabulous extended family home

In exclusive development



Scan Here!



4 BED



1 BATH + WC



OFF STREET

ENERGY



EPC RATING



"...Delightful family home with a large living space, versatile layout on a quiet and child friendly residential estate..."

Newtongrange

Old Star Road is situated in Newtongrange which in the past used to be a very busy mining town and is situated some 10 miles from Edinburgh city centre. Newtongrange town centre provides a variety of facilities including a full range of banking and postal services. There is also a swimming pool. Local schools can be found at both primary and secondary level.

There is a regular bus services which will take you to Edinburgh city centre in less than half an hour. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the by-pass will take you to the heart of East Lothian and beyond.

The new Borders rail link is due to be completed in 2015 and this property is located a short walk away to the new train station with a very short commute into Edinburgh and of course access to the Borders.





6 Old Star Road

This fabulous four bedroom semi detached property has been extended to create a delightful family home with a large living space, versatile layout on a quiet and child friendly residential estate.

The property which is a must see has the feel of a detached property with room to extend and is situated just a short walk for the new train station which is due to be complete in 2015. The property is also close to the award winning Sun Inn bar and restaurant and benefits from double glazing, gas central heating, excellent storage, BT infinity (70m broadband) surround sound speakers throughout the house and a high quality integrated kitchen with modern appliances.

The accommodation briefly comprises entrance vestibule, double bedroom which is currently used as an office, light and spacious open plan living and dining room leading

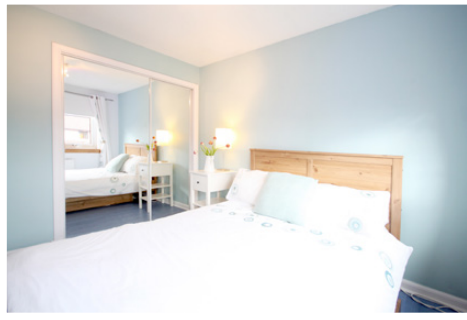
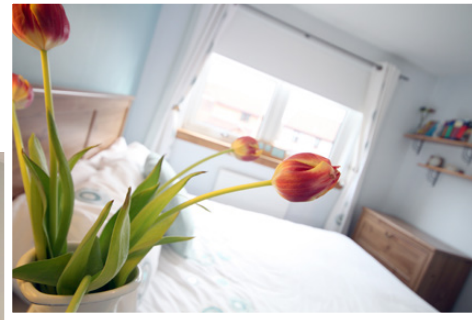
through to the fabulous kitchen and family area with high specification fully fitted integrated kitchen with tiled floor, breakfast bar and remote control lighting, family area next to the kitchen with patio door access to the back garden, utility room off the kitchen with access to the side of the property and downstairs WC.

A carpeted stair leads to the upper landing with attic access and airing cupboard, two double bedrooms with mirrored fitted wardrobes, third double bedroom with storage and family bathroom with Jacuzzi bath and shower over white two piece suite and speaker system.

Externally the property benefits from a driveway and well maintained front garden, and south facing back paved garden with decking and garden shed and storage boxes. There is additional land beyond the garden fence which belongs to this property.







"...Four spacious
and airy
bedrooms..."



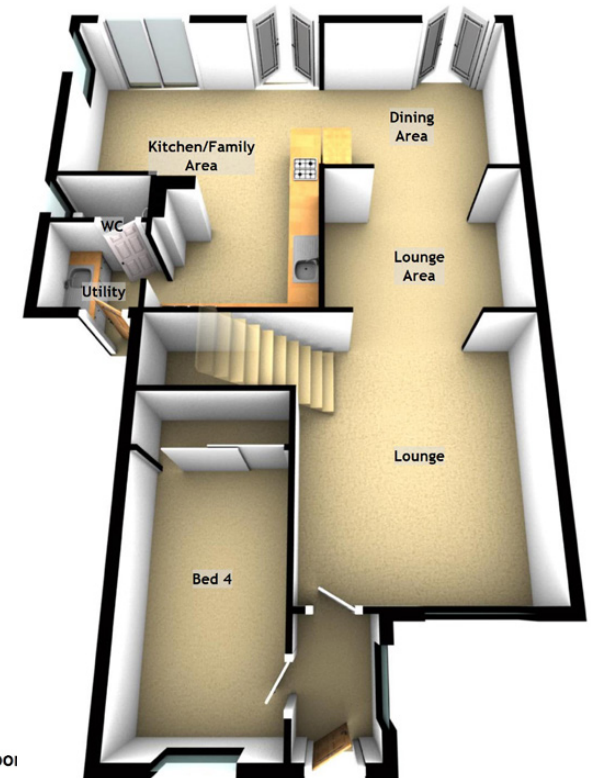
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	4.55m (14'11") x 3.90m (12'10")
Lounge Area	3.45m (11'4") x 2.70m (8'10")
Kitchen/Family Area	6.55m (21'6") x 4.60m (15'1")
Dining Area	3.45m (11'4") x 3.25m (10'8")
Utility	2.00m (6'7") x 1.65m (5'5")
Bed 1	3.20m (10'6") x 2.80m (9'2")
Bed 2	3.15m (10'4") x 2.90m (9'6")
Bed 3	3.30m (10'10") x 3.25m (10'8")
Bed 4	4.16m (13'8") x 2.40m (7'10")
Bathroom	3.02m (9'11") x 1.90m (6'3")
WC	1.65m (5'5") x 0.85m (2'9")

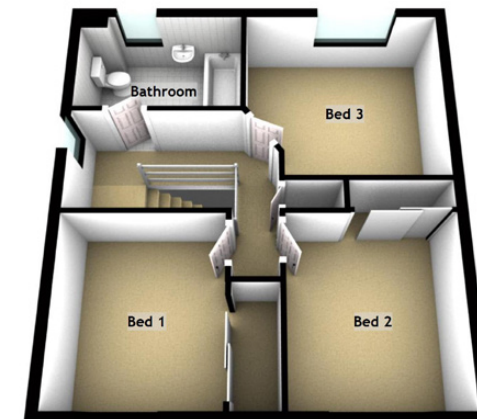
EXTRAS (Included in the sale)

All fitted carpets and floor coverings. Integrated appliances with other items by negotiation.

Ground Floor



First Floor





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Part Exchange

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Text and description
GRAEME WILSON
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
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Designer