



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Desmoulins Drive

Newton Village EH22 1GL

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Nestled within a new cul-de-sac development in tranquil Newton village, this four bedroom end of terrace town house, lies south of the city and with-in the city bypass limits, offering easy access into the city or to the picturesque East Lothian countryside.

Presented to an impeccable standard throughout, this lovely home strikes the perfect blend of stylish interiors and functional family living. The front door opens into a bright hall, which leads directly into the generous open plan main reception, where patio doors open onto the rear garden. There is ample space for lounging, dining and cooking. A well-appointed kitchen is tucked around the corner with a front facing window. Sleek slate grey gloss cabinets host a complement of integrated and freestanding appliances, along with a convivial breakfast bar. A practical downstairs WC, lies adjacent to the main reception space.

Property Summary

- New cul-de-sac development
- End of terrace town house
- Within walking distance of Shawfair train station
- Open plan family living
- Stylish gloss kitchen
- Master bedroom with luxury en-suite shower room
- Further three bedrooms
- Family bathroom
- Front garden, enclosed rear garden with paved patio seating area
- Monobloc driveway to the side
- Gas central heating & double glazing
- With-in 10 year NHBC warranty
- EPC Rating - B | Council Tax Band - E







Beautifully presented townhouse, with-in tranquil village setting, offering great family accommodation







From the hall, stairs lead up to a roomy first floor landing, where there are three excellent bedrooms and a family bathroom. Up another level, you find the master suite, which enjoys a sunny south-west facing aspect and built-in wardrobes. Adjacent is a luxury en-suite shower room.

Externally, the property has a small front garden, enclosed rear with paved patio and a monobloc driveway to the side.

Extras: all fitted floor coverings, window blinds, integrated kitchen appliances and garden shed to be included in the sale.



Newton Village

Newton village is a developing village on the outskirts of Edinburgh – with-in city bypass limits and enjoys a semi-rural location, around 5 miles south-east of the city centre. The village is an ideal location for easy access into the city or commuting further afield, with Shawfair train station.

There are good local amenities in nearby Danderhall, including post office, library, primary school and leisure centre. More extensive shopping is nearby at Fort Kinnaird retail park and Asda at the Jewel. A health centre and a David Lloyd centre is situated a 5 minute drive at nearby Shawfair Park and also Edinburgh Royal Infirmary is close by; an easy 10 minute journey.

Leisure includes, Musselburgh or King Acre golf courses, and fabulous walks in nearby, Dalkeith Country Park. The beautiful East Lothian beaches are only a short drive away. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.

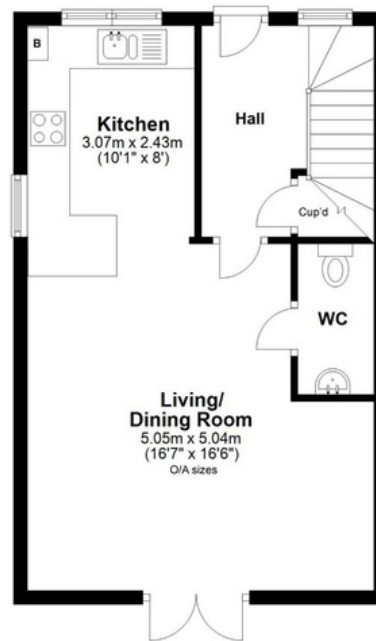
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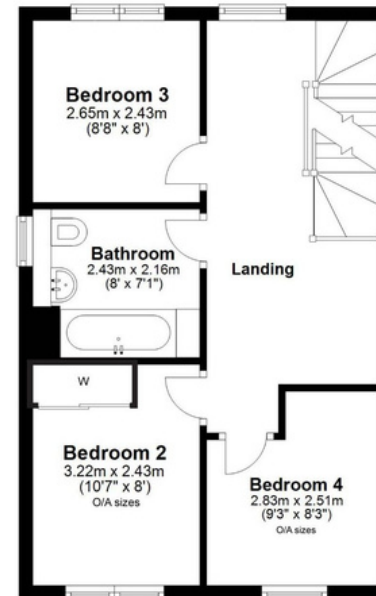
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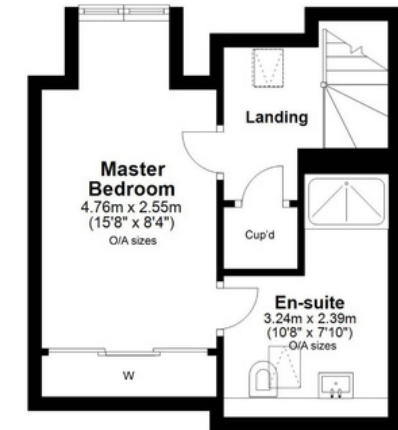


Ground Floor
Approx. 41.4 sq. metres (445.9 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.9 sq. feet)

Total Area: approx.
109.3 sq.metres (1176.1 sq. feet)



Second Floor
Approx. 26.4 sq. metres (284.4 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

