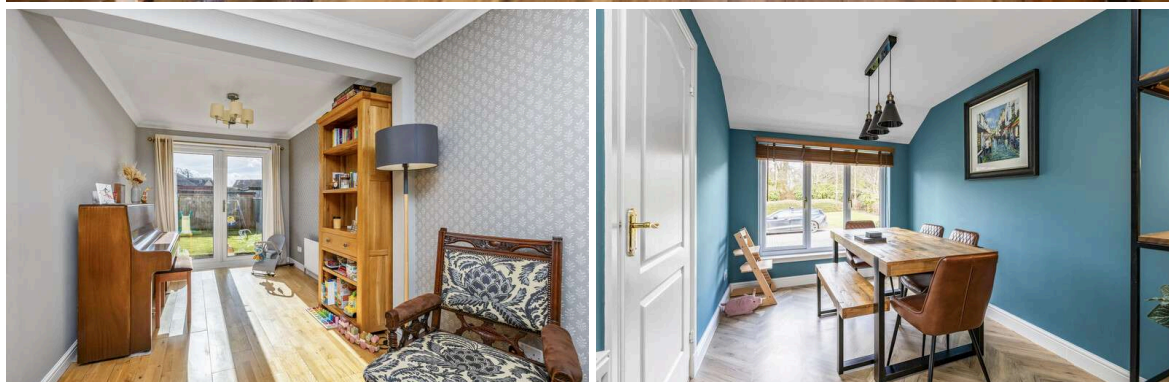




8 Colliery View  
NEWTONGRANGE | MIDLOTHIAN | EH22 4AQ

  
**warners**  
solicitors & estate agents



## 8 Colliery View

NEWTONGRANGE | MIDLOTHIAN | EH22 4AQ

Nestled in the sought-after area of Newtongrange, this modern four bedroom home offers comfortable living spaces and contemporary design.

The ground floor features a bright living room that seamlessly connects to a family/dining room, creating an ideal space for entertaining or relaxing. French doors in the family/dining room provide direct access to the rear garden, blending indoor and outdoor living. Separate to the family/dining room is the modern kitchen, adorned with beautiful green units, adding a pop of colour and character to the space. The kitchen is well-equipped for culinary endeavours and offers ample storage and workspace. Additionally, the ground floor includes a utility room and a convenient WC, ensuring practicality for guests and residents alike. Another versatile room on this level serves as a dining room, but can easily be used as a guest bedroom, study, or snug, accommodating various lifestyle needs. Ascending to the upper level, you'll find three double bedrooms, each featuring integrated wardrobes to maximise storage space and maintain a clutter-free environment. The master bedroom boasts a contemporary en-suite shower room, offering privacy and convenience. Completing the upper level is a neutrally decorated family bathroom, featuring a shower over the bath, catering to the needs of the household with style and functionality.

Throughout the home, modern fixtures and finishes create a cohesive and inviting atmosphere, while the layout maximizes space and promotes comfortable living. In brief the property comprises -

- Bright living room with adjacent dining/family room with garden access.
- Beautiful kitchen with eye catching green units
- Utility room
- Versatile fourth bedroom, currently being used as a dining room.
- Three further double bedrooms with the master boasting an en-suite.
- Contemporary family bathroom with shower over bath.
- Gas central heating and double glazing.
- Front and back gardens.
- Driveway and on street parking.

The washing machine, dishwasher and fridge freezer are included in the sale. EPC rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

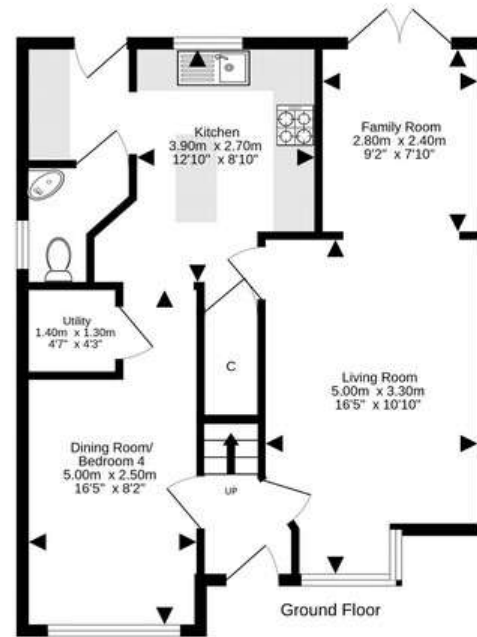


The increasingly popular Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of shops, banks and postal services, with a Tesco Supermarket at Hardengreen. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange public park and the vast expanses of open countryside. Schooling is well represented from nursery to senior level. The property is situated close to a main bus route, which operates to Edinburgh and further afield. The A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network and the Borders Railway link has a Station in Newtongrange.



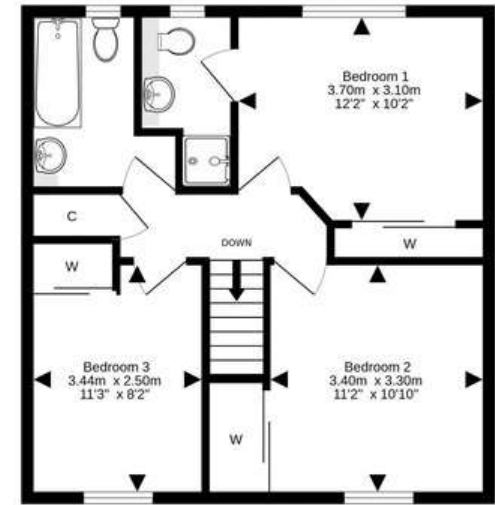


WC  
1.77m x 1.60m  
5'10" x 5'3"



Bathroom  
2.60m x 2.20m  
8'6" x 7'3"

Ensuite  
2.60m x 1.40m  
8'6" x 4'7"



1st Floor

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.  
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