



17 Wester Suttieslea Loan,  
NEWTONGRANGE | DALKEITH | EH22 4FH

  
**warners**  
solicitors & estate agents



## 17 Wester Suttieslea Loan, NEWTONGRANGE | DALKEITH | EH22 4FH

Warners are delighted to present this exceptional three-bedroom end-terraced family home, beautifully finished to a high standard throughout. Located within a sought-after modern development in the ever-popular Newtongrange area, this property offers the perfect blend of contemporary style, comfort, and convenience.

Upon entry, a welcoming hallway sets the tone, featuring a handy downstairs WC and practical under-stair storage. From here, you're led into the spacious living room, a bright and inviting space, perfect for both relaxing and entertaining. The adjacent kitchen is equally impressive, well-appointed with a range of sleek base and wall units, complemented by generous space for free-standing appliances, creating a highly functional and stylish cooking environment.

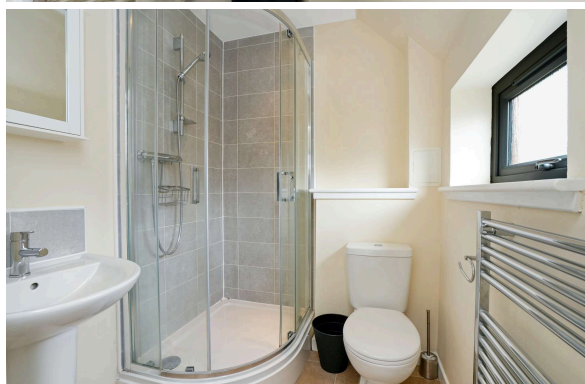
Upstairs, the first-floor leads to three well-proportioned bedrooms, each decorated in calming neutral tones and carpeted for comfort. The principal bedroom features a built-in wardrobe and a chic en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with a modern three-piece suite.

The home also boasts a large attic space, ideal for additional storage. Double-glazed windows and gas central heating ensure comfort and energy efficiency all year round.

Outside, the property benefits from a fully enclosed, south-facing rear garden, mainly laid to lawn. Completing the outdoor space is a private paved driveway located at the back of the garden, providing convenient off-street parking.

- 3-bed end-terrace in modern Newtongrange development
- Bright lounge with quality finishes
- Modern kitchen with ample storage
- En suite principle bedroom
- South facing enclosed garden
- Private driveway, close to transport and amenities

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



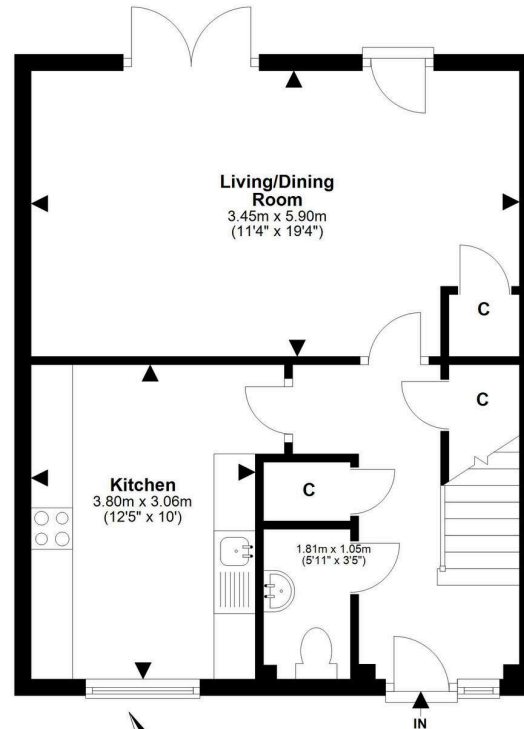
Fridge, washing machine, dishwasher, curtains in the main bedroom and 2nd bedroom, roller blinds in 3rd bedroom and shed in garden included in sale. EPC Rating B.

There are no factoring charges associated with this property.

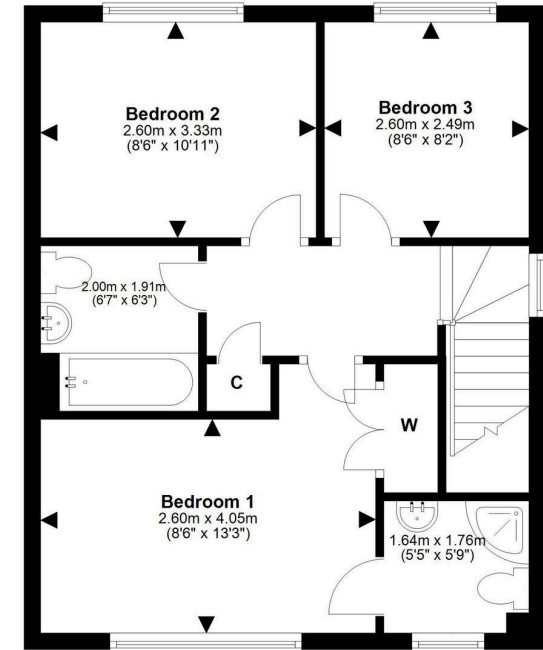
The increasingly popular Midlothian town of Newtongrange lies within easy commuting distance of Edinburgh. There is an excellent choice of shops, banks and postal services, with a Tesco Supermarket at Hardengreen. Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





**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.