



29 Summerside Gardens
NEWTONGRANGE | EH22 4FP

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Set within an established modern development on the edge of Newtongrange, this exceptional detached family home offers generous accommodation, immaculate interiors, and superb outdoor space. Designed for modern family living, the property combines multiple reception rooms, up to six bedrooms, detached double garage and beautifully landscaped gardens, making it perfect for those seeking space, flexibility, and style.

The welcoming reception hallway immediately sets the tone with its bright, neutral decor, tiled flooring, and convenient storage, along with a stylish WC. Double doors open into a spacious bay windowed dual-aspect living room, bathed in natural light from the south-facing front window. The formal dining room or family room adjoins the lounge through connecting doors, allowing for an open-plan entertaining space or a more private arrangement as desired. From here, French doors open directly to the landscaped rear garden.

At the heart of the home lies an impressive breakfasting kitchen featuring sleek gloss cabinetry, premium granite worktops, and a breakfast bar for casual dining. A generous dining area sits beside French doors leading to the garden, creating a seamless flow between indoor and outdoor living. An adjoining utility room provides a practical space for laundry and additional storage, with direct external access. Completing the ground floor is a versatile sixth bedroom, ideal as a home office, guest room, or playroom. Upstairs, a bright and spacious landing leads to five further bedrooms, all finished to a high standard. The luxurious principal suite enjoys a generous footprint with built-in wardrobes, a dressing area, and a contemporary en-suite shower room. Two additional bedrooms benefit from fitted storage, with one also featuring an en-suite. A stylish four-piece family bathroom completes the upper level, offering both a bath and a separate shower enclosure.

Externally, the property continues to impress with its large, beautifully landscaped rear garden, featuring porcelain patio areas, an artificial lawn, and a raised decked terrace - all perfect for relaxing or entertaining in style. A detached double garage and a double driveway provide excellent private parking. Located on the southern edge of Dalkeith, just nine miles from Edinburgh city centre, Newtongrange offers a peaceful lifestyle within easy reach of the capital. The area provides a great range of local amenities, leisure facilities, and excellent transport links including the Borders Railway, the A7, and the City Bypass-making it an ideal setting for modern family life.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Porch and welcoming reception hallway with built-in storage and WC
- Bright, bay windowed dual-aspect living room with double doors to the dining/family room
- Versatile dining/family room with French doors to the rear garden
- Stylish kitchen / dining room with granite worktops, breakfast bar and integrated appliances
- Practical utility room with external access
- Flexible ground-floor 6th bedroom or home office
- Principal bedroom with dressing area, built-in wardrobes, and en-suite shower room
- Four further bedrooms (two with integrated storage, one with en-suite shower room)
- Contemporary four-piece family bathroom with separate shower enclosure
- Beautifully landscaped rear garden featuring porcelain patio areas, lawn, and raised decking
- Detached double garage and private double driveway

Integrated kitchen appliances will be included in the sale of the property along with blinds and light fittings. EPC: B. CT: G. Factoring: Ross & Liddle approx. £135 P/Q



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.





