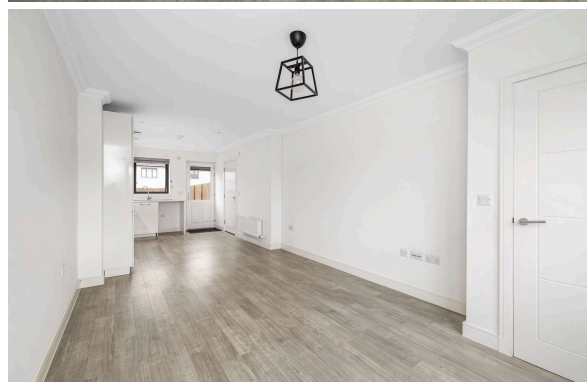




1 Baronet Park, Newton Village
DALKEITH | EH22 1GE


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Nestled within the highly regarded Newton Village development, this modern three-bedroom end-terraced home offers an exceptional opportunity for buyers seeking contemporary living in a peaceful well-connected setting. Beautifully presented and offered in true walk-in condition, the property enjoys a spacious three-storey layout designed for modern family life, complemented by immaculate interiors, quality fixtures, allocated parking, and landscaped gardens. Ideal for swift access into Edinburgh (around 20 minutes by car) and moments from the scenic Midlothian countryside, it strikes the perfect balance between city and suburban lifestyle. A welcoming reception hall introduces the home, leading into a superb open-plan living, dining and kitchen space that spans the full depth of the property. This sociable room is filled with natural light thanks to its dual-aspect windows, with neutral décor and wood-style flooring. There is ample space for both lounge and dining furnishings, French doors access to the rear garden, and a handy WC. The contemporary kitchen is finished to an excellent standard, offering generous cabinetry, ample work surface, and a full complement of integrated appliances. The first floor houses two double bedrooms, each finished with soft carpets and neutral décor, alongside a modern family bathroom fitted with a quality three-piece suite and overhead shower. The impressive principal suite enjoys complete privacy on the top floor. This luxurious space benefits from dual-aspect windows, a fitted dressing area, and a sleek en-suite shower room. Externally, the property enjoys landscaped gardens to the front and rear, the latter fully enclosed and laid to lawn and patio to provide an ideal outdoor space for families or entertaining. The home also benefits from two allocated parking spaces. Modern comforts include gas central heating, double glazing, and a solar-panelled roof for enhanced energy efficiency.

- Welcoming reception hallway
- Bright open plan living / kitchen / dining room
- Practical utility space and WC, rear door leading to the garden
- Two well-proportioned bedrooms on the first floor level
- Spacious principal bedroom with dressing room and ensuite shower room
- Bathroom with a four-piece suite, including a walk-in shower and bath
- Two allocated parking spaces
- landscaped gardens to the front and rear
- Gas central heating, double glazing and a solar-panelled roof for enhanced energy efficiency

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



Insert Location Details



