



11 Burn Grange Park  
NEWTONGRANGE | EH22 4FR

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## 11 Burn Grange Park

Dalkeith | Dalkeith | EH22 4FR

11 Burn Grange Park is an impressive and beautifully presented five-bedroom detached family home, offering generous proportions, extended living space, a large private driveway and attractive landscaped gardens. Set within a popular modern development, the property enjoys a peaceful position with lovely open views, in the sought-after Midlothian village of Newtongrange.

The location combines semi-rural charm with excellent convenience, benefiting from local amenities, Newtongrange Railway Station and swift access to the Edinburgh City Bypass, making it ideal for commuting to the capital.

Further benefits include gas central heating, double glazing, window blinds, external lighting, outdoor water supply and unrestricted on-street visitor parking. Early viewing is highly recommended to appreciate the space, quality and superb location of this outstanding family home.

All fixtures and fittings will be included in the sale, tumble dryer can be included upon request

Council Tax Band G and Energy Rating B

Factor fee with Ross Liddell approximately £273 per annum.

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





The ground floor accommodation flows exceptionally well, creating an ideal setting for modern family life. The elegant lounge features a striking four-window bay, allowing an abundance of natural light and open views. To the rear, the contemporary kitchen/dining area forms the heart of the home, with French doors opening onto the garden and an extended family room providing flexible additional living space.

The kitchen is fitted with a generous range of base and wall units, coordinated work surfaces and integrated appliances including a gas hob, double electric ovens and fridge/freezer, with space for a freestanding dishwasher. The adjoining family room features bespoke full-height cabinetry with integrated lighting and a wine cooling fridge. A utility room with external access, storage cupboard and a stylish cloakroom/WC complete the ground floor.

Upstairs, the principal bedroom enjoys a Juliet balcony, two fitted double wardrobes and a contemporary en-suite shower room. The second double bedroom also benefits from an en-suite, while bedrooms three, four and five are well proportioned and offer flexibility for family use or home working. The family bathroom is fitted with a four-

piece suite including bath and separate shower enclosure.

Externally, the gated front garden is laid mainly to lawn, with a large private driveway and integrated external storage. The fully enclosed rear garden enjoys a sunny south-west facing aspect and has been thoughtfully landscaped to include lawned areas and multiple patio spaces, ideal for outdoor dining and entertaining.



The increasingly popular Midlothian town of Newtonrange 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, Newtonrange 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 Newtonrange.





