

COULTERS[©]

22 MATTHEWS DRIVE

NEWTONGRANGE, NEWTONGRANGE, EH22 4DE

 5 BED  4 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Discover your dream family home in this beautifully presented five-bedroom detached house located in the heart of Newtongrange and only a 10 minute walk from the local train station. Offering an ideal blend of modern living and outdoor space, this stunning property boasts a generous garden, a garage, and a double driveway, making it a perfect family home.

KEY FEATURES



Immaculately presented detached family home.



Five spacious double bedrooms, two with an en-suite.



Private front and rear gardens.



Single garage and driveway parking for two cars.

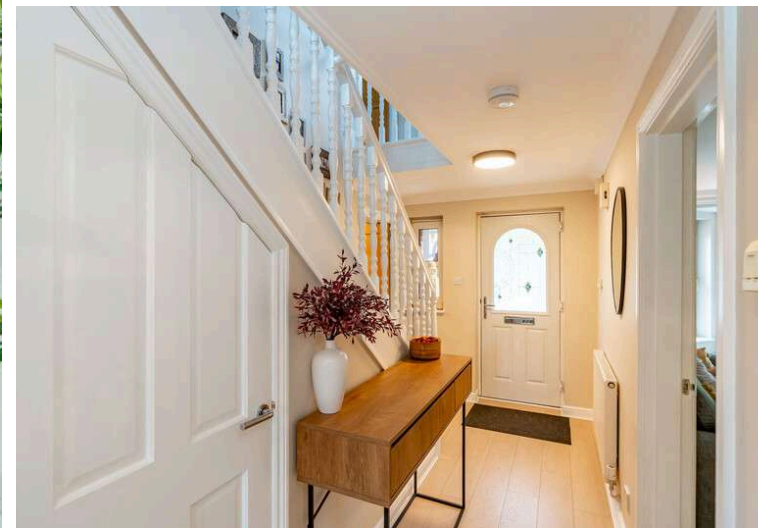


Quiet residential cul-de-sac in modern development.



Excellent local amenities nearby.





The property comprises of a modern kitchen featuring floor and wall-mounted cabinets and is equipped with integrated appliances including two eye-level ovens, a breakfast bar, an extractor hood, and a dishwasher. Just off the kitchen, a well-appointed utility room provides additional storage and direct access to the rear garden.

The ground floor further hosts a welcoming hall that leads to a generous sitting room complete with a charming gas fire and large bay window. The elegant dining room flows effortlessly into the sunroom, offering additional light-filled space and further access to the picturesque rear garden.





MORE INFORMATION

A modern WC and versatile fifth bedroom - perfect for use as a home office - features an ensuite with a walk-in shower and modern completes this floor.

The first floor you will find four spacious double bedrooms. The principal bedroom benefits from a newly renovated three-piece en-suite, while another bedroom boasts a fantastic walk-in wardrobe. Completing this level is a well-appointed three-piece family bathroom with an overhead shower and impressive hall storage, including a partially floored attic space.

Outside, 22 Matthews Drive excels in curb appeal and functionality. The front of the property benefits from great privacy with a green outlook and positioned away from other other properties and roads. There is a large monoblock driveway for two cars, complemented by a mature shrub area. The expansive rear garden features an artificial lawn area and a generous paved space perfect for alfresco dining or relaxation. Surrounded by mature shrubs and trees, this serene outdoor space also includes a large storage shed.

This property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency.







let's
stay
home



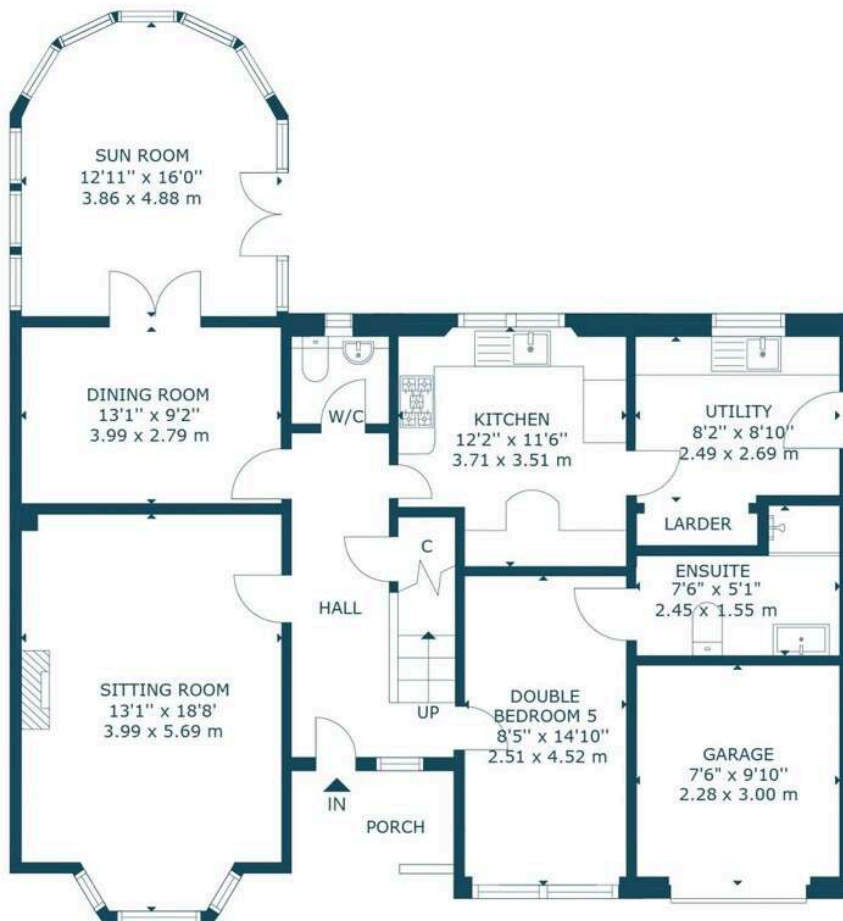
THE LOCAL AREA

Newtongrange itself has a thriving community and the property lies approximately 7 miles south east of Edinburgh City Centre being very popular with commuters. Locally there is a selection of shops, schools, leisure and recreational facilities including a swimming pool. The local area also has a wealth of open countryside and a short journey away are the neighbouring towns of Dalkeith and Bonnyrigg where more extensive facilities can be found. There is also a Tesco food store at Hardengreen which is a short journey away. Regular bus services provide ease of commuting in and around the surrounding towns and to Edinburgh City Centre. Access to the A7/A68 and the City Bypass are nearby which in turn connects to all other major routes in and around the area. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange making this the ideal commuter location.

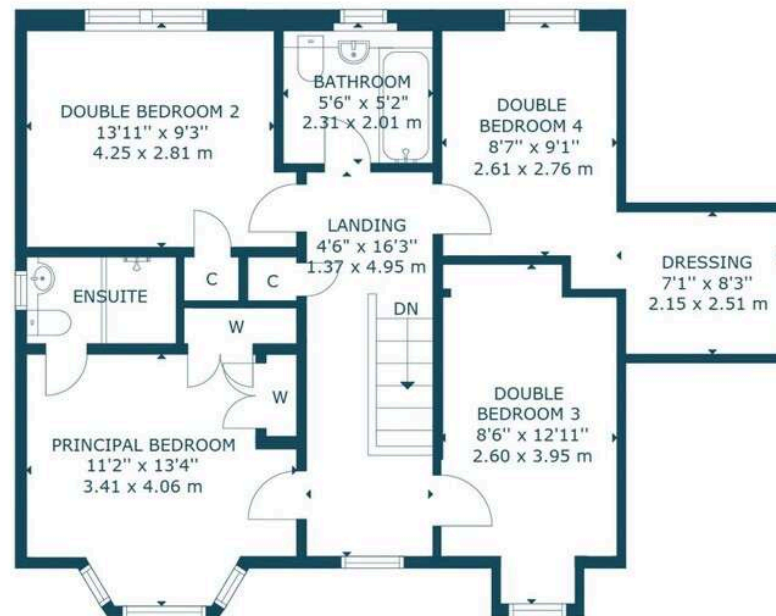
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





GROUND FLOOR



FIRST FLOOR



22 MATTHEWS DRIVE, NEWTONGRANGE, DALKEITH, EH22 4DE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,788 SQ FT / 166 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.