

COULTERS[©]

17 BURN GRANGE PARK,

NEWTONGRANGE, DALKEITH, EH22 4FR

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development, 17 Burn Grange Park is an extremely well presented 5 bedroom detached family house peacefully situated at the end of a quiet cul-de-sac and within easy reach of an excellent range of local amenities and Edinburgh City Centre.

The property offers contemporary family living fitted with quality fixtures and fittings throughout, a private landscaped rear garden, an integral double garage and driveway parking.

KEY FEATURES



Modern, well proportioned family accommodation



Five bedrooms, three with ensuite shower rooms



Private landscaped rear garden with decked terrace



Integral double garage and driveway



Peacefully located close to local amenities and transport links



Beautifully presented, contemporary living



EPC Rating - B



Council Tax Band - G



The well proportioned accommodation provides for a flexible layout and comprises – a welcoming entrance hall; generous sitting room with French doors opening to the garden; a spacious open plan family room/dining room/kitchen fitted with an excellent range of units, integrated appliances, quartz worktops and French doors also giving direct access to the garden. There is also a separate office, utility room and cloakroom with WC.

Upstairs, there is the principal bedroom with an ensuite shower room and built in wardrobes; double bedroom 2 and 3 with a Jack and Jill ensuite shower room; 2 further double bedrooms and a family bathroom.





THE LOCAL AREA

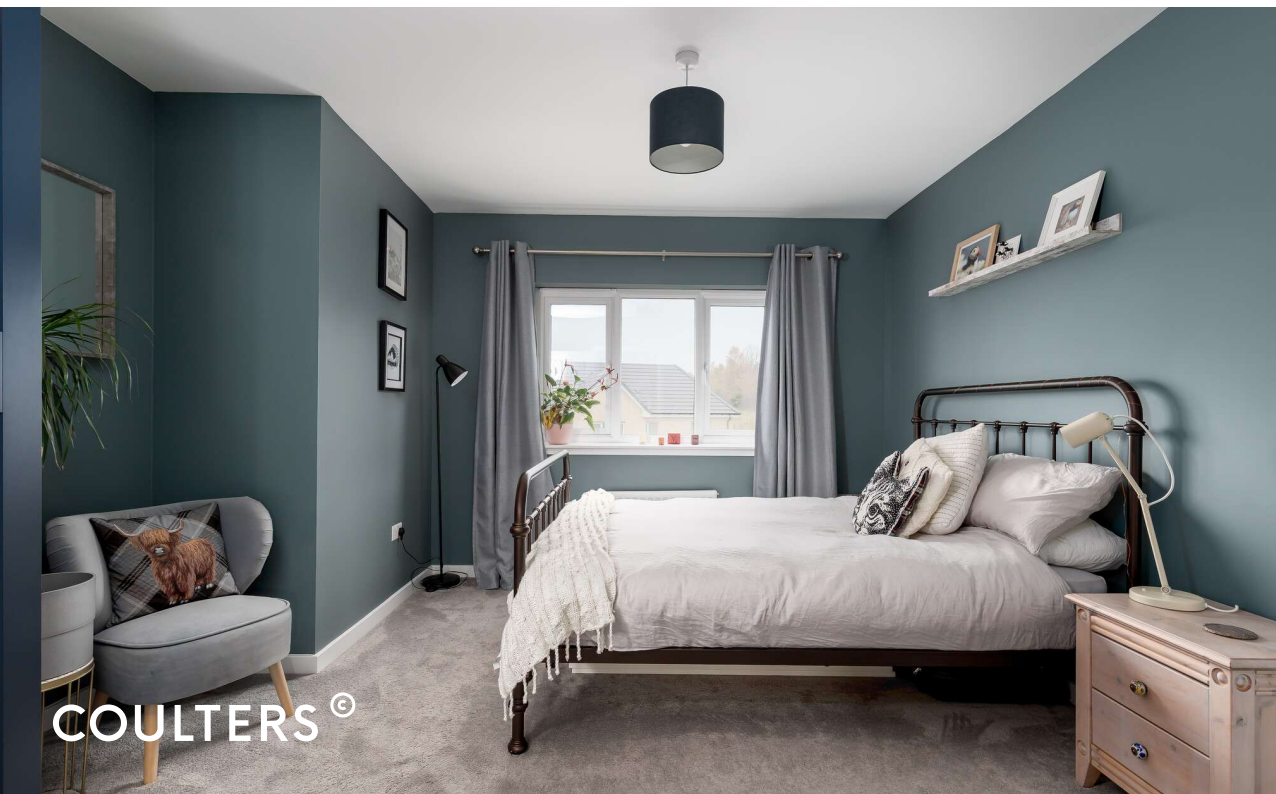
The property is ideally located within a 10 minute walk of the train station and is within easy reach of Newtongrange, which has a thriving community and lies approximately 7 miles south east of Edinburgh City Centre, making it very popular with commuters. Locally there is a selection of shops, schools, 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.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, the induction hob, double oven, fridge, dishwasher and the garden shed are included in the sales price. The washing machine and tumble dryer are available by separate negotiation.

The development is factored by Ross and Liddell, annual factoring charges are approximately £300.

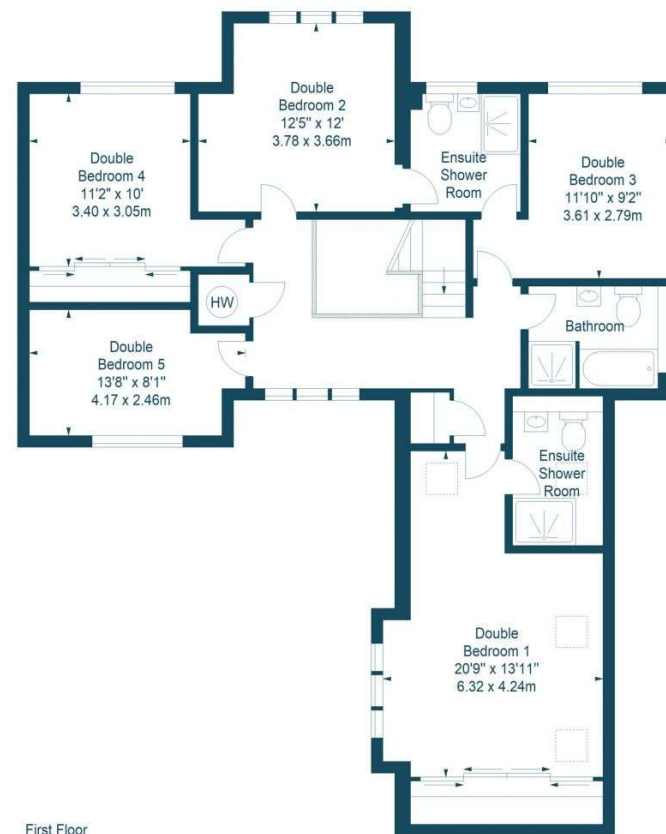
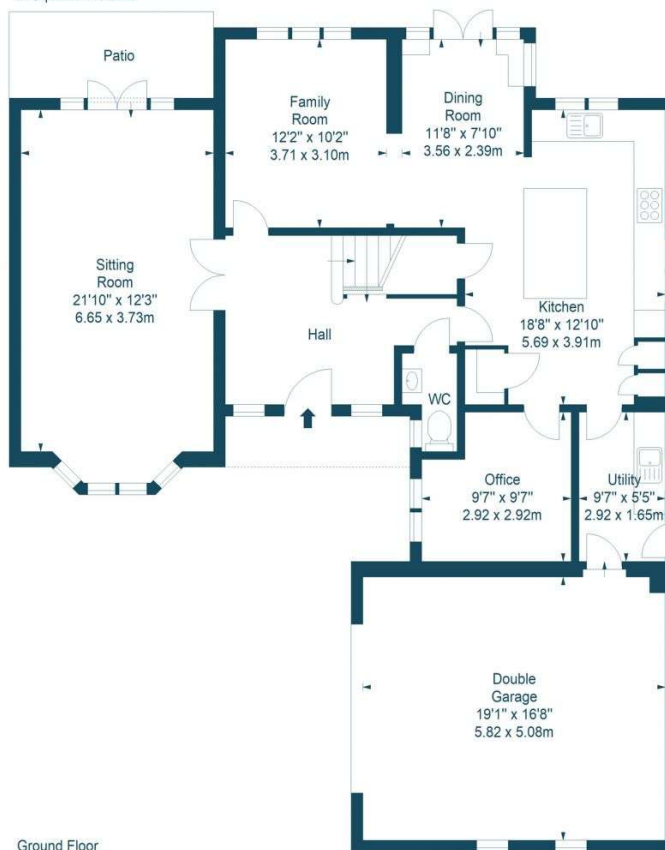




Burn Grange Park,
Newtongrange,
Dalkeith,
Midlothian, EH22 4FR



Approx. Gross Internal Area
2603 Sq Ft - 241.82 Sq M
(Including Garage)
For identification only. Not to scale.
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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.