



7 Wester Suttieslea Path, Newtongrange, EH22 4FJ



## Welcome

Welcome to 7 Wester Suttieslea Path - an exceptional and rarely available four-bedroom semi-detached home, located within a desirable modern development in the picturesque village of Newtongrange, Midlothian. This immaculate property offers generous, contemporary accommodation ideally suited to family living, all set within a much sought-after residential area. Residents benefit from proximity to a wide range of local amenities and convenient access to Newtongrange train station, just a brief stroll away. The house is offered in true walk-in condition and features private gardens to both the front and rear, complemented by a driveway for off-street parking and ample additional parking nearby. Given the attractive location and the quality of space on offer, early viewing is recommended to avoid disappointment.

- Situated close to all amenities
- Entrance hallway
- WC/Cloak room
- Utility Room with under stair storage
- Spacious living room with full height window to the front
- Lovely modern dining kitchen with French doors and rear garden access, a range of base and wall units with lighting, breakfast bar, gas hob, stainless steel splashback, extractor, oven and integrated appliances
- Upper hallway with loft access and store cupboard
- Main bedroom with full-height window to the front and built-in double wardrobes
- En-suite shower room with corner shower, wc and sink
- Bedroom two with full height window to the rear and built-in wardrobes
- Bedroom three with full height window to the rear
- Bedroom four with front facing window
- Family bathroom with three-piece white suite
- Double glazing and gas central heating
- Driveway with parking for two cars with additional parking on street
- Private garden grounds to the front and rear





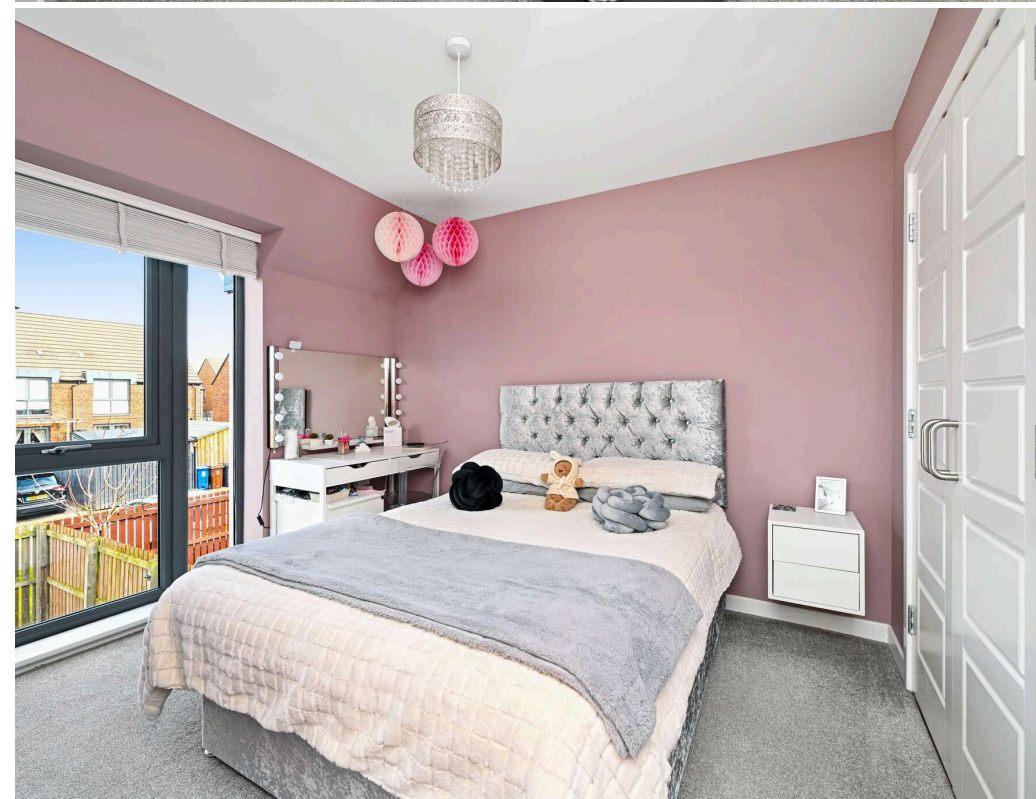


## Newtongrange

Newtongrange is a thriving village located in Midlothian, just a short commute from Edinburgh city centre. Renowned for its rich mining heritage, the area now offers a harmonious blend of modern amenities and a welcoming community spirit. Residents benefit from excellent local services including well-regarded primary and secondary schools, a leisure centre, and a selection of shops and cafés. Transport links are superb, with Newtongrange railway station providing frequent services to Edinburgh and the Borders, while major road networks are easily accessible for motorists. The village also enjoys beautiful green spaces and access to a range of outdoor pursuits, making it ideal for families and professionals alike seeking a balance between urban convenience and a more relaxed pace of life.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds, and all integrated appliances. Other items may be available by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

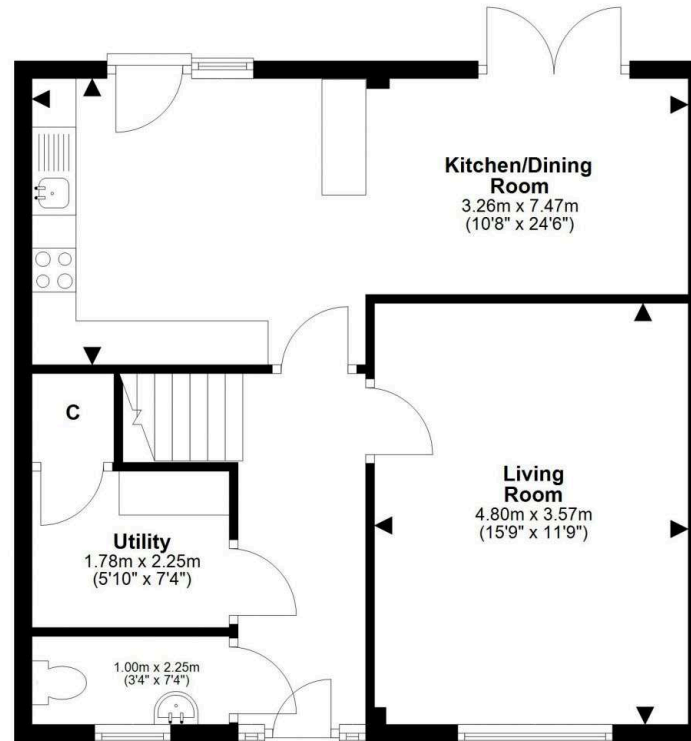
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

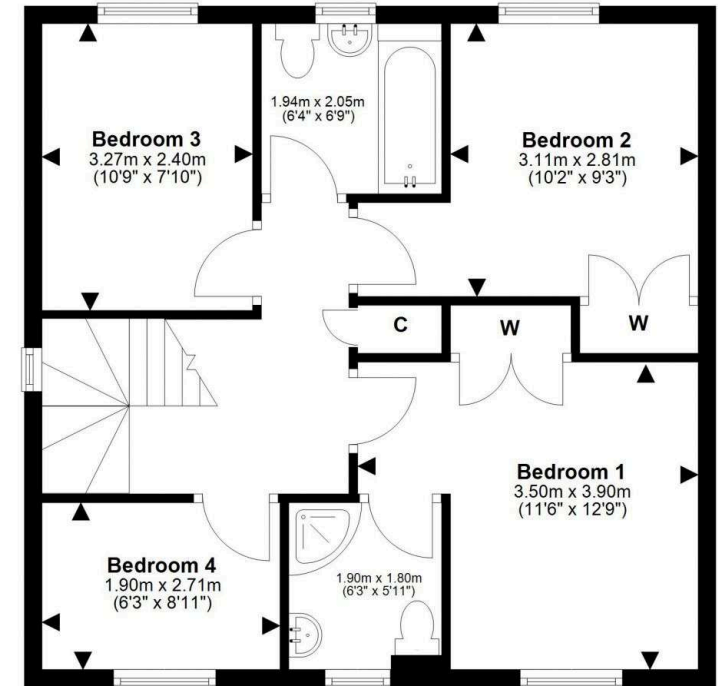
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.