



14 Jeanette Stewart Drive
NEWTONGRANGE | EH22 4EA


warners
solicitors & estate agents



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Warners are delighted to present this impressive four-bedroom detached family home, occupying a prime position at the end of a peaceful cul-de-sac in the popular Midlothian village of Newtongrange. Enjoying an enviable open outlook across the surrounding countryside, the property offers generous and flexible accommodation, private gardens, an integral garage and driveway.

A welcoming reception hallway leads to the main living spaces and garage. The bright dual-aspect living room, while the versatile second reception room features French doors to the garden and could be used as a family room, dining room or playroom. The spacious kitchen/dining room forms the heart of the home, fitted with a good mix of wall and base cabinetry, integrated appliances and ample dining space. A separate utility room provides additional storage and direct garden access.

Upstairs, the principal bedroom benefits from panoramic views, two built-in double wardrobes and an en-suite shower room. Three further double bedrooms, all with integrated storage, are served by a modern family bathroom. The landing provides useful storage and access to the partially floored attic via Ramsay ladder.

The property enjoys well-maintained front, side and rear gardens with lovely open views, while a private driveway leads to the integral garage with power and lighting. Further benefits include gas central heating and double glazing. Conveniently located for local amenities, schooling and excellent transport links to Edinburgh and beyond, early viewing is highly recommended.

- Spacious detached family home in prime cul-de-sac position
- Established well maintained garden space
- Welcoming reception hallway
- Bright dual-aspect living room.
- Modern kitchen/dining room with separate Utility Room
- Versatile family room/dining room with French doors to the rear garden
- Principal bedroom with en-suite shower room and two built-in wardrobes
- Three further double bedrooms with integrated wardrobes
- Family bathroom
- Integral single garage and Private Driveway
- Gas central heating and double glazing
- Partially floored attic with Ramsay ladder.

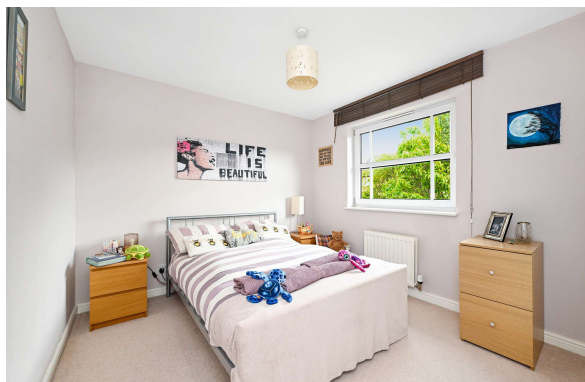
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

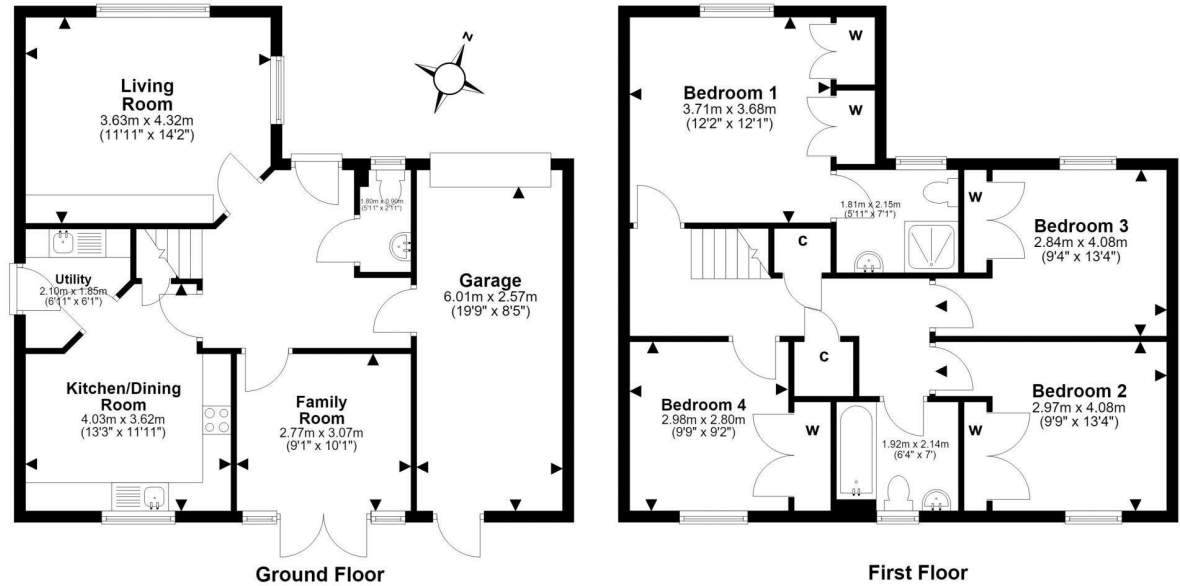


Council Tax F. Energy Rating C.

All fixtures, fittings, integrated kitchen appliances, and blinds will be included in the sale.

The increasingly popular Midlothian town of Newtongrange 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, Newtongrange 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 Newtongrange.





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.