

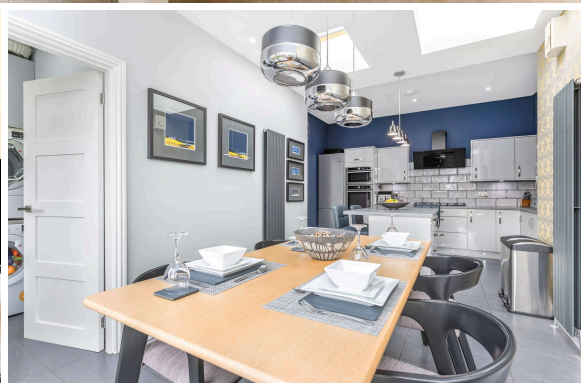
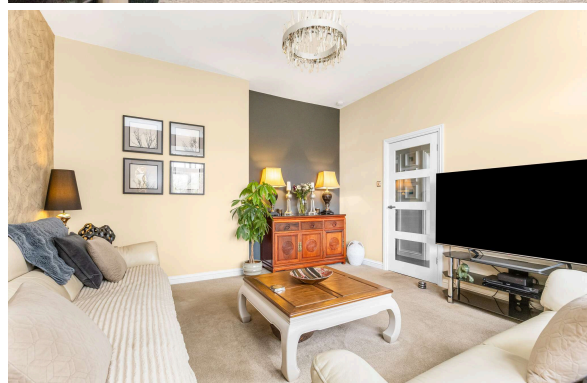


GALADALE DRIVE

No. 1

1 Galadale Drive
| NEWTONGRANGE | EH22 4RP


warners
solicitors & estate agents



1 Galadale Drive

| NEWTONGRANGE | EH22 4RP

Set in the highly regarded Newtongrange area moments from excellent amenities, quick transport links and vast open green spaces, whilst retaining many attractive traditional features is this stunning four-bedroom fully refurbished and semi-detached home. Boasting a front driveway, on-street parking, private front and rear gardens and lying within easy commuting distance of Edinburgh, this property would make an ideal family home.

Internally the property is stylish, well-planned and beautifully presented, with many pleasing features. Downstairs on the ground floor, there is a welcoming entrance hallway, bright and spacious living room with bay window, attractive dining kitchen that currently comprises a dishwasher, 5-ring gas hob, fan, oven and microwave, island, fridge freezer, spacious dining area with bi-fold doors out to the rear garden and a utility room with washing machine, tumble dryer and under-counter freezer. Also downstairs there are two bedrooms, one with a further attractive bay window and built-in storage. There is also a stylish bathroom with shower over the bath and a heated towel rail. Upstairs there are two further bedrooms, the master bedroom benefitting from a walk-in wardrobe and there is a further shower room with waterfall shower and a heated towel rail. The property also benefits from on-street parking, well-kept and low maintenance landscaped front and rear gardens made up of an astro lawn and patio and a spacious front driveway.

Early viewing is highly recommended to avoid missing out.

- Entrance Hall.
- Spacious dining/kitchen and utility room.
- Fully fitted kitchen.
- Four well-proportioned bedrooms.
- Stunning living room with traditional features.
- Downstairs stylish bathroom.
- Further shower room.
- Landscaped front and rear gardens.
- Private driveway and on-street parking.

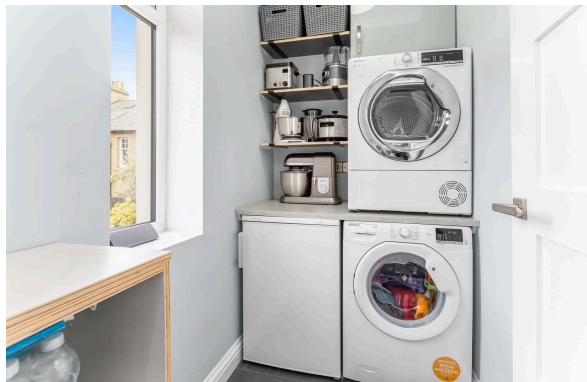
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

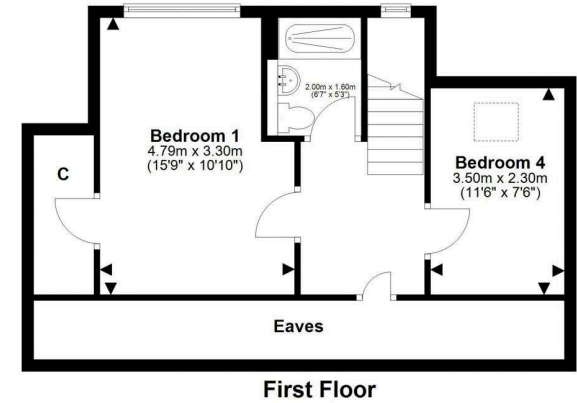
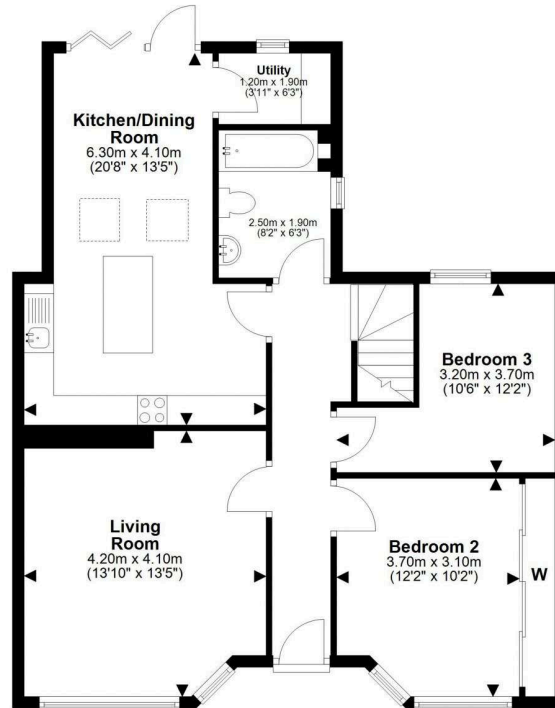
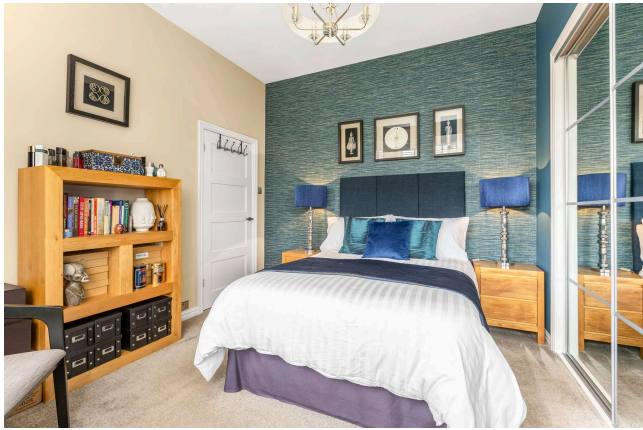


Council Tax C. Energy Rating C.

All fixtures, fittings, curtains, blinds, light fittings and integrated kitchen appliances will be included in the sale. The fridge freezer, washing machine, tumble drier, under-counter freezer and other items of furniture, including garden furniture, can be available under separate negotiations.

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.