










Offers Over
£275,000

55 Kingsfield Drive

Newtongrange | Midlothian | EH22 4FN

Set within a modern and beautifully maintained residential development, this immaculately presented semi-detached home enjoys a prime position close to a wide range of local amenities, excellent transport links including a nearby train station, and expansive open green spaces. Combining stylish interiors with practical outdoor space, the property further benefits from a garage, an extended driveway, and private landscaped gardens. Offered to the market in true walk-in condition, it represents an ideal home for a variety of buyers.

-  3 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Landscaped rear garden
-  Garage & drive
-  EPC rating – B
-  Council tax band - E



Description

The accommodation begins with a welcoming entrance hallway, setting the tone for the bright and well-proportioned living spaces throughout. The lounge is particularly impressive, featuring a triple window formation that floods the room with natural light, creating a warm and inviting atmosphere. To the rear, the property boasts a contemporary dining kitchen fitted with high quality modern units and ample space for dining and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is further enhanced by a convenient WC and a generous storage cupboard.

Upstairs, the home continues to impress with well designed and comfortable accommodation. The principal bedroom is spacious and benefits from built-in wardrobes as well as a stylish en-suite shower room. The second bedroom is a well proportioned double, complete with a mirrored fitted wardrobe, while the third bedroom offers flexibility as a guest room, nursery, or home office. The upper level is completed by a beautifully finished main bathroom, featuring a contemporary three piece suite. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric double oven, dishwasher, washing machine and integrated fridge/ freezer.

Gardens and Garage

Externally, the property enjoys a fully enclosed rear garden designed with both privacy and low maintenance in mind. The outdoor space includes areas of artificial lawn, along with paved and decked sections, providing the perfect setting for relaxing or entertaining guests. Off street parking with a private driveway leads to a garage with power and lighting.

Factoring

The communal garden grounds around the development are factored by Ross & Liddell at a cost of approximately £200 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Nestled in the heart of Midlothian, the popular village of Newtongrange offers the perfect blend of charm, convenience, and community. Enjoy the ease of daily living with local convenience shopping, a highly regarded primary school, and a wide array of recreational facilities including a leisure centre, welcoming bowling club, library, and peaceful parklands with scenic walking routes. Fort Kinnaird Retail Park and Straiton Retail Park are both a short drive away and home to a wide range of high-street stores, restaurants, and entertainment options. For commuters, Newtongrange offers effortless connectivity, with the City Bypass closeby and a local train station within walking distance, providing quick links to Edinburgh city centre and the Scottish Borders. A frequent bus service further enhances access to surrounding areas, making travel seamless for work or leisure.

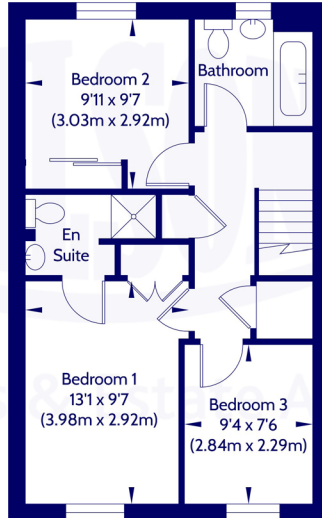




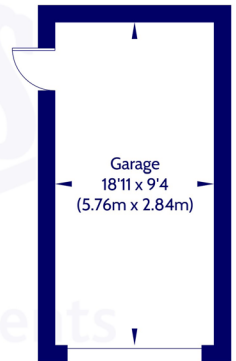
Approx. Gross Internal Floor Area 88 Sq M / 949 Sq Ft.



Ground Floor



1st Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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