





Welcome

Welcome to 4 Big Brigs Way - an exceptionally spacious four-bedroom detached family home, occupying a prime position within a highly sought-after residential development in the popular Midlothian village of Newtongrange. Ideally located within walking distance of Newtongrange Train Station and close to excellent local amenities, this beautifully presented home has been lovingly maintained and upgraded by the current owners. Offering flexible accommodation over two levels, private gardens to the front and rear, a monoblock driveway, and an integral double garage, this fantastic home is sure to appeal to a wide range of buyers, particularly growing families.

- Spacious living room with front-facing bay window and log-burning stove
- Dining room
- Stunning garden room with light, power, and heating
- Modern fitted kitchen with a range of base and wall units, five-ring gas hob, double oven, extractor, glass splashback, and integrated white goods
- Utility room with garden access, base and wall units, and white goods
- Upper hallway with airing cupboard and loft access via ladder
- Generous main bedroom with front-facing bay window, fitted double wardrobes, and en-suite shower room
- En-suite shower room with double shower, overhead rainfall shower, handheld attachment, vanity unit, WC, and heated towel rail
- Double bedroom with front-facing dormer window and fitted wardrobe
- Two further double bedrooms, both with fitted wardrobes
- Family bathroom with white suite, shower over bath, vanity unit, and heated towel rail
- Gas central heating, double glazing, and log-burning stove
- Private front and rear gardens, perfect for outdoor entertaining and relaxing
- Monoblock driveway providing off-street parking
- Integral double garage with light and power







Newtongrange

Newtongrange itself has a thriving community and the property lies approximately seven miles southeast of Edinburgh City Centre being extremely 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. The construction of the Borders Railway Line has also improved transportation links with a station in Newtongrange making this the ideal commuter location.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and the free standing dishwasher. No warranty applies to any integrated or freestanding appliances or movable goods included in the sale and these items are deemed sold as seen. Other items including white goods may be included by negotiation and are subject to offer.





Get in touch

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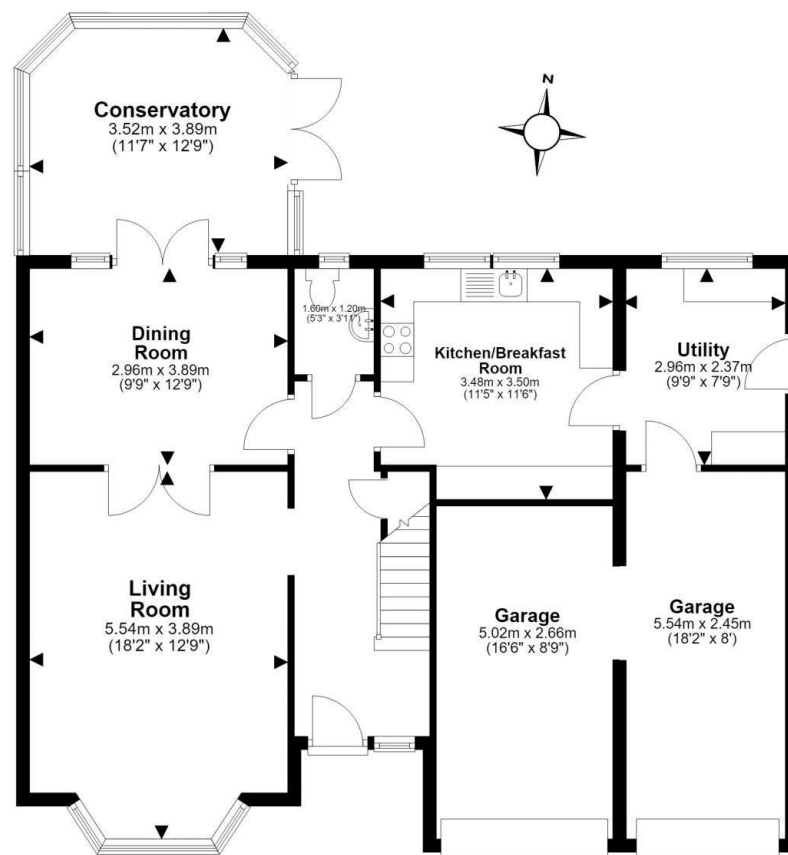
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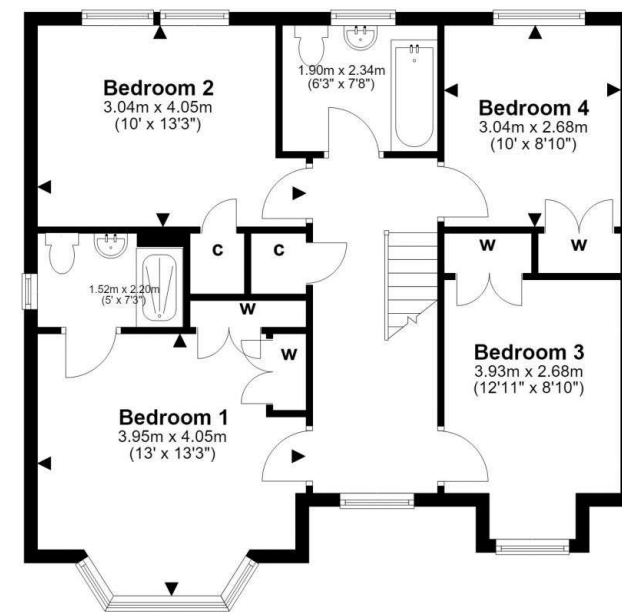


CHARTERED FIRM

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.