



26 Burn Grange Park  
NEWTONGRANGE | DALKEITH | EH22 4FR

  
**warners**  
solicitors & estate agents





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This immaculately presented five-bedroom detached home is set within a sought-after modern development in Newtongrange offering stylish and spacious accommodation ideal for family living. The property is set on a generous corner plot, enjoying a peaceful position with a substantial front garden, a large private driveway with a double garage and unrestricted visitor parking.

The ground floor features a welcoming entrance hall leading to a bright and generously proportioned living room with a large Bay window allowing the opulence of natural light with open views.

To the rear, the impressive open plan kitchen/ dining room forms the heart of the home, complete with an upgraded contemporary kitchen with generous wall and base units and quartz worktops. Integrated appliances include an induction hob, fridge/freezer, double oven/ microwave, wine cooler and a dishwasher. The kitchen also hosts two sets of French doors opening onto a landscaped garden.

A separate utility room with external access, storage cupboards, a cloakroom and a downstairs WC complete the ground floor adding further practicality.

Upstairs, the property offers five well-proportioned bedrooms. The principal bedroom is spacious and includes a fitted wardrobe and an ensuite shower room. The second double bedroom also offers a contemporary ensuite and a fitted wardrobe. Bedrooms three, four and five are well-formed, offering flexibility for family use or home working. The family bathroom includes a separate Bath and shower enclosure.

Externally, the home benefits from a large fully enclosed south facing rear garden. The garden has been thoughtfully landscaped to include a spacious lawn area and multiple patio spaces, ideal for both outdoor relaxation and entertaining whilst enjoying all day sunshine.

Further benefits include an outdoor water supply, an electric car charging port, gas central heating, and double glazing whilst having the advantage of a modern move in ready finish.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





A fantastic opportunity to acquire a turn-key family home in a desirable location. Early viewing is highly recommended.

- Five-bedroom detached in sought-after Newtongrange
- Open-plan kitchen/dining with upgraded appliances
- Principal bedroom with en-suite
- Large south-facing garden with patio
- Excellent access to Bonnyrigg & Edinburgh
- Garage, ample storage, move-in ready

Factor Fees payable to Ross & Liddell, approximately £200 annually

Energy Rating B

Council Tax G

All curtains, blinds, tv brackets, light fittings and integrated kitchen appliances are included in the sale.

Washing machine, tumble dryer and all other furniture can be available through separate negotiation.



The increasingly popular Midlothian town benefits from local amenities - Newtongrange railway station and easy access to the Edinburgh City bypass, making it ideal for commuting to the capital. The property is situated close to a main bus route which can operate further afield. There is an excellent choice of shops, banks and postal services with a Tesco supermarket at Hardengreen. Schooling is well represented from nursery to senior level. Leisure activities in the vicinity include a sports/recreation centre, Newtongrange public park and the vast expanses of open countryside.





