



11 Maesterton Place, Newtongrange, Midlothian, EH22 4UF



Welcome

Welcome to 11 Maesterton Place, an immaculately maintained and generously sized three-bedroom detached bungalow situated in a highly desirable residential area of Newtongrange, Midlothian. The property offers convenient access to local amenities and is within walking distance of Newtongrange train station. Outside, enjoy easily maintained gardens, the perfect setting to relax and entertain, whilst a three-car driveway provides ample off-street parking and access to a detached garage with overhead storage, light, and power. This mature modern residential estate and this property is ideally suited to families, those requiring ground floor living, or perhaps looking to downsize. Viewing is recommended to fully appreciate the quality and setting of this property.

- Main side door entrance directly from the driveway
- Entrance hallway with built-in storage and Ramsay ladder loft access (floored loft with light)
- Spacious living and dining room with front facing window, electric fire, and fire surround
- Lovely, fitted kitchen with a range of base and wall units, electric ceramic hob, oven, extractor, washing machine, and fridge freezer
- Principle bedroom with rear facing window, and full width fitted wardrobes
- Bedroom two with rear facing window
- Bedroom three again with window to the rear
- Family shower room, shower cubicle with drying area, wc and sink with combined vanity unit, wet wall panelling, and vinyl roof with downlights
- Gas central heating, double glazing, and alarm system
- Private easily maintained garden grounds to the front, side, and rear
- Monoblock driveway providing parking for several cars
- Detached garage with up and over door, rear garden access, light, and power, whilst a pitched roof provides overhead storage





Newtongrange

Newtongrange, situated in Midlothian, is a thriving village with a rich mining heritage. It offers a blend of traditional charm and modern amenities, making it highly sought after by families and professionals alike. Residents benefit from excellent transport links to Edinburgh, including a nearby railway station, as well as convenient access to local schools, shops, and leisure facilities. The area is renowned for its welcoming community spirit and picturesque surroundings, with plenty of green spaces and recreational opportunities close by.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free standing white goods. Other items may be available by negotiation. All integrated appliances, free-standing white goods, and any movable items included in the sale are not warranted by the seller and are deemed sold as seen.



Get in touch

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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.

