

9 Desmoulins Drive

Newton Village, Dalkeith, EH22 1GL



RALPH SAYER
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A contemporary

semi-detached townhouse



Brought to market in move-in condition, this four-bedroom semi-detached townhouse is beautifully presented throughout to a high standard. The bright and spacious interiors provide a high degree of versatility, as well as excellent convenience thanks to a modern en-suite and family bathroom and two WCs. Externally, the home continues to impress, providing private parking for three cars and a family-friendly rear garden with a suntrap aspect. Given its location as part of the modern Newton Village development, this property also boasts a highly desirable setting that will appeal to families. The surrounding countryside is readily accessible, with excellent amenities and transport links within walking distance, including a train station and the city bypass. Edinburgh city centre can be reached in as little as 20 minutes by car too, ensuring an ideal balance between semi-rural living and city life.

General Features

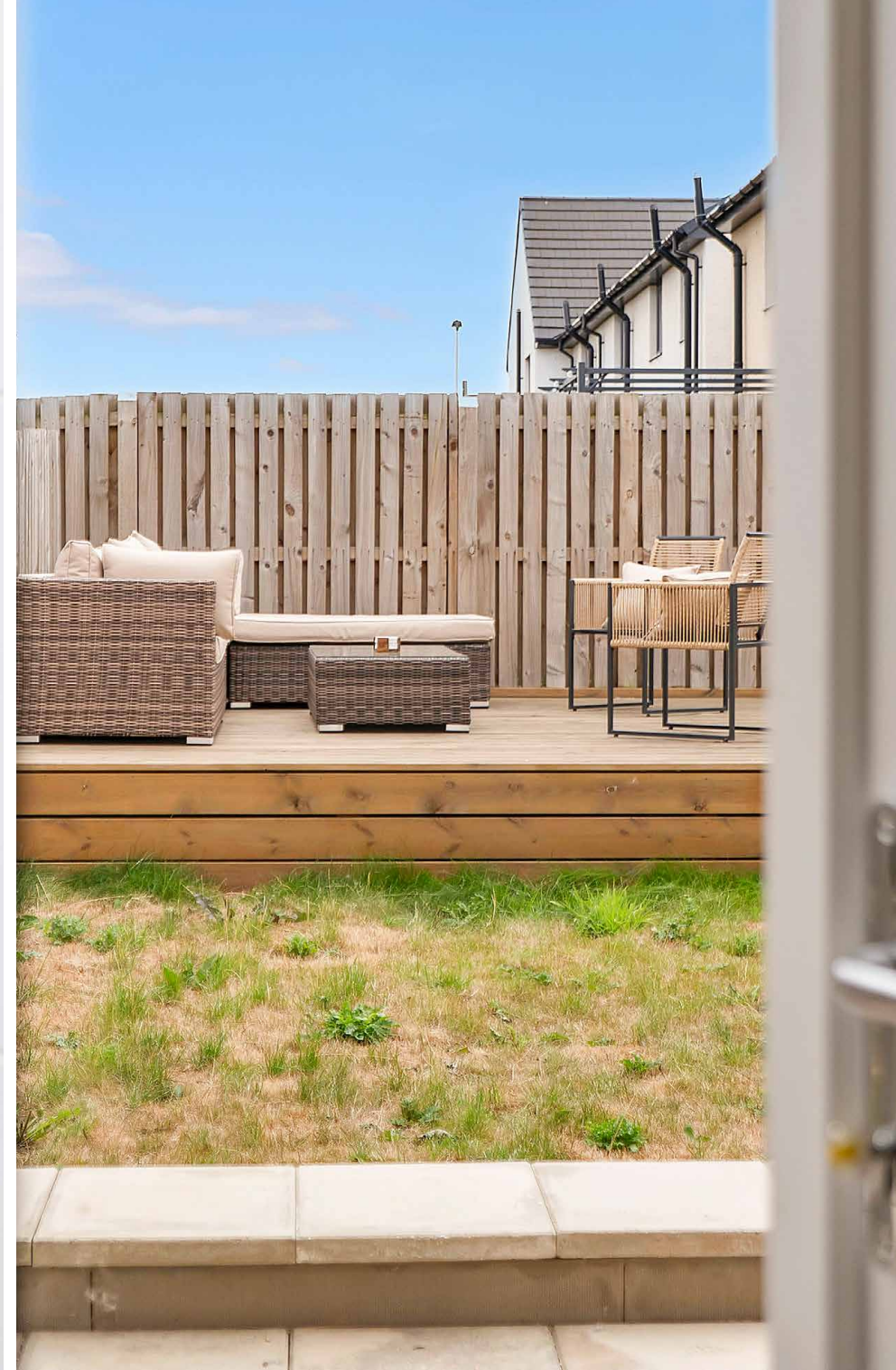
- A contemporary semi-detached townhouse
- Forms part of a sought-after development
- Semi-rural location in Newton Village
- Beautiful interiors finished to high standards

Accommodation Features

- Inviting entrance hall with storage
- Living room with a Juliet balcony
- Garden room with French door to the garden
- On-trend breakfasting kitchen
- Discreet utility area in the garage
- Principal suite with walk-in wardrobe
- Three further versatile bedrooms
- Modern 3pc en-suite shower room
- Modern 3pc family bathroom
- Two conveniently located 2pc WCs
- Gas central heating and double glazing
- Solar roof panels fitted to the rear

Exterior Features

- Enclosed, southeast-facing rear garden
- Double driveway and an integral garage



Step inside

a spacious family home

with contemporary
appeal

Upon entering, a hall invites you in, offering a wonderful first impression thanks to its crisp white décor and wood-style herringbone floor. Understairs storage provides practicality along with a handy WC.



The living room

Embodying a minimalist-inspired aesthetic, the living room enjoys neutral styling and a soft carpet for underfoot comfort. It is a well-proportioned space for comfy lounge furniture and comes complete with French doors opening out to a Juliet balcony – perfect for bringing the outside in. At ground level, a versatile garden room also features French doors that open directly to the outdoors, creating a seamless connection to the garden.



Minimalist-inspired
aesthetic and Juliet balcony



Sophisticated

kitchen design with a breakfast bar



Organised around a breakfast bar, the kitchen has a sophisticated design and colour palette. It features an excellent range of base and wall cabinets in an understated tone, alongside wood-style worktops in a mocha-hued finish. Under-unit lighting allows for ambient moods, while integrated appliances reinforce the streamlined look (oven, ceramic hob, fridge/freezer, and dishwasher). A discreet utility space in the garage provides a quiet locale for laundry.





Four bedrooms

ensuring lots of adaptable space for life's needs



The main bedrooms are on the second floor, comprised of a spacious principal suite with a walk-in wardrobe, another double bedroom, and a flexible single.

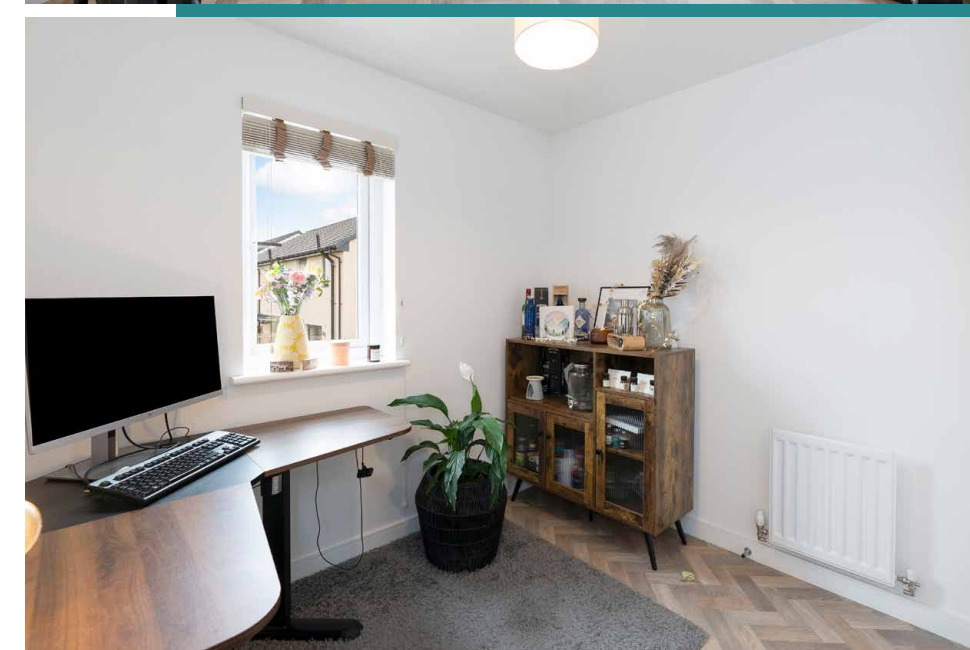
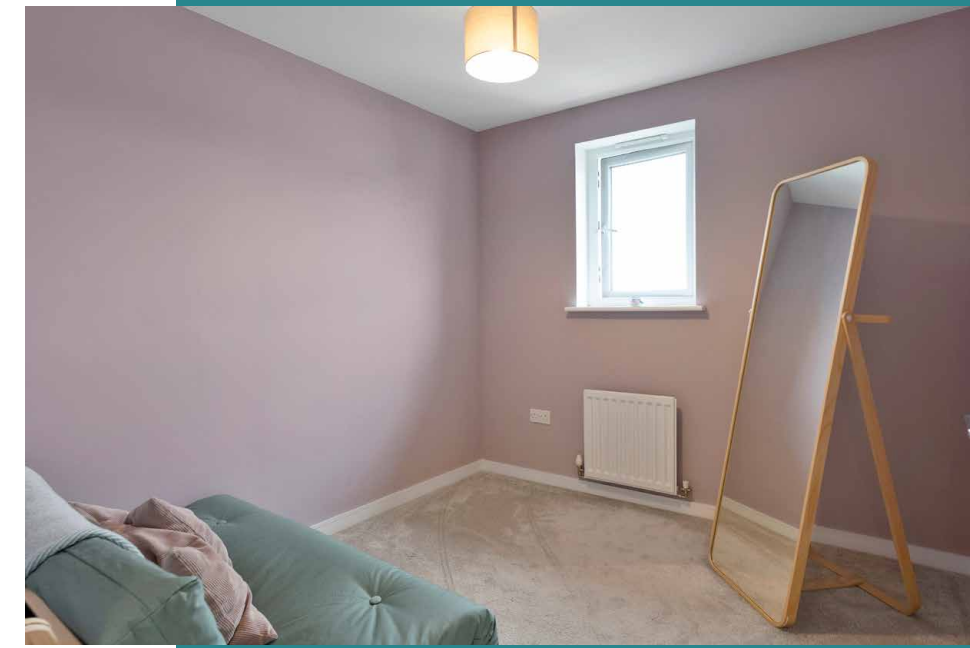




Further bedrooms



Adding further space and versatility, there is also a fourth bedroom on the first floor that could be used as a study or dining room. Altogether, these four bedrooms maintain the high standards, ensuring families have lots of adaptable space that can grow and change according to life's needs.



A modern

family bathroom, en-suite, and two WCs

In addition to the ground-floor WC, there is also a first-floor WC by the living area. And on the second floor, the principal bedroom has the luxury of its own en-suite, while the remaining bedrooms are served by a modern three-piece family bathroom that is of a similar style and quality.

The property has gas central heating and double glazing for year-round comfort. Solar roof panels to the southeast-facing rear ensure greater efficiency too.



Garden & Parking





Generous parking and a suntrap garden made for families

Outside, the rear garden is fully enclosed by a high fence, creating a safe space for families. It is landscaped with neat patio areas and a split lawn, and also incorporates a raised timber deck for relaxing and dining in the sun. A southeast-facing aspect ensures the space captures lots of daily sunshine as well. Private parking for three cars is provided via a front double driveway and a large integral garage with access to the hall.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. Factor: The factor is managed by First Port at an approximate quarterly cost of £30.00.



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Property Name

9 Desmoulins Drive

Location

Newton Village, Dalkeith, EH22 1GL

- Ground Floor
- First Floor
- Second Floor

Approximate total area:

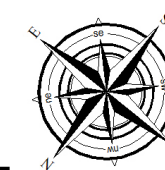
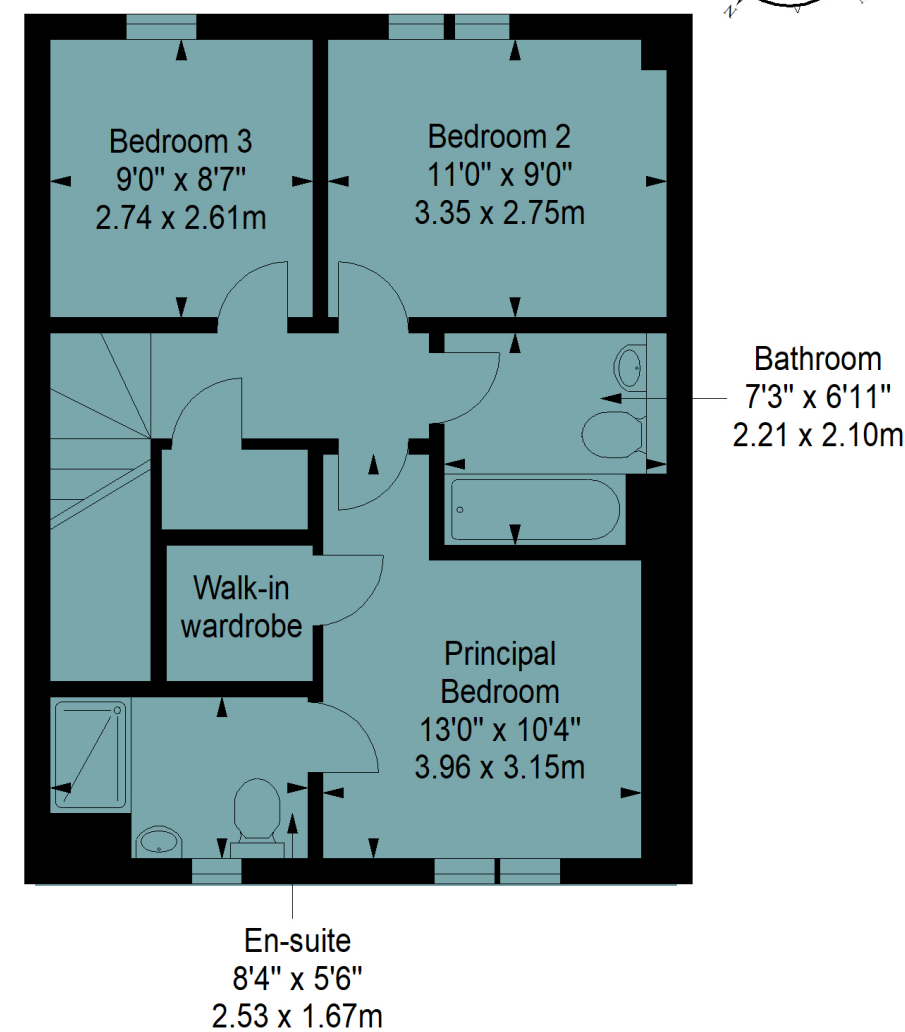
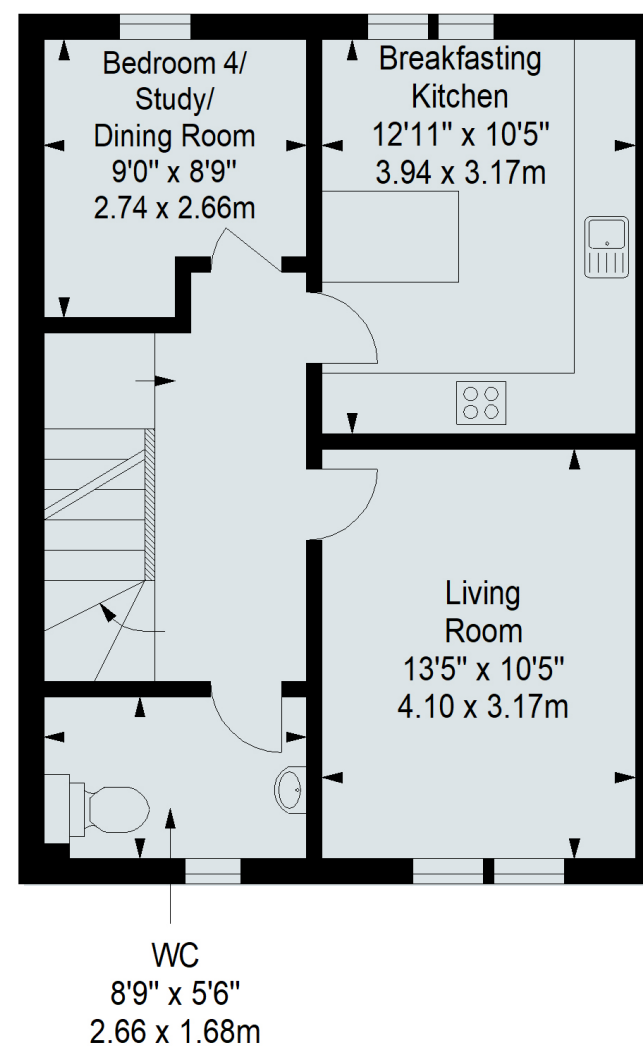
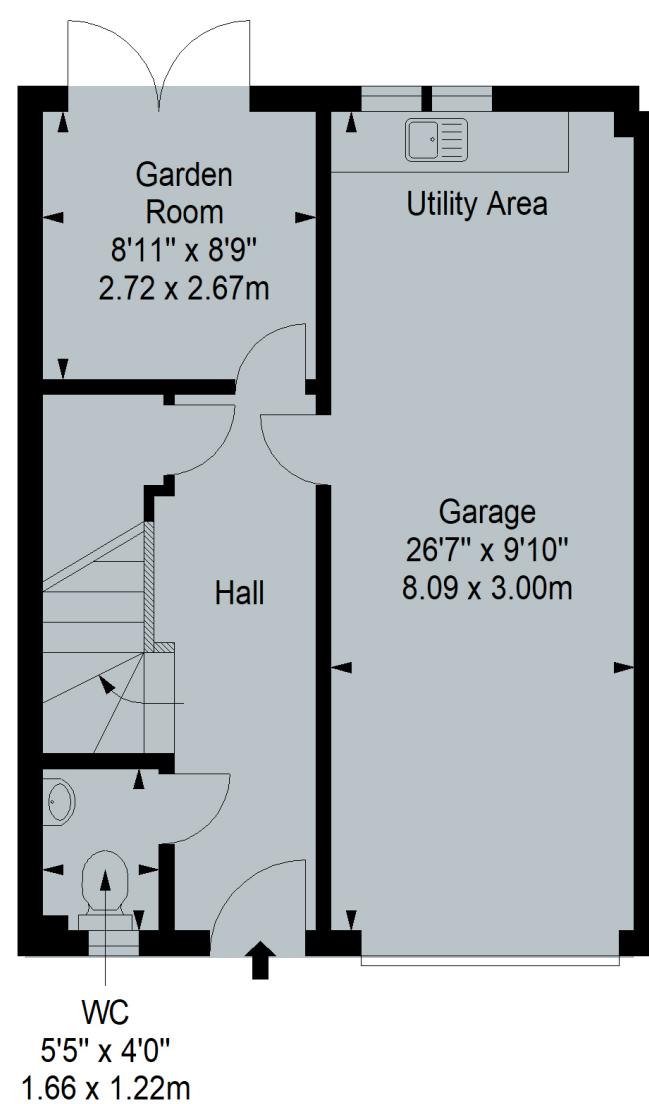
142.7 sq. metres (1536.1 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

EPC Rating - B

Council Tax Band - F

Home Report Value - £ 350,000



Newton Village

An attractive area for those looking to be close to the countryside



Offering a peaceful semi-rural setting, Newton Village is an attractive area for those looking to be close to the countryside while remaining within easy commuting distance of the capital. It provides a welcoming environment for anyone seeking to escape the bustle of the city without sacrificing everyday convenience. Excellent amenities and everyday essentials are all readily accessible thanks to its superb location between the neighbouring areas of Danderhall and Dalkeith, both of which are a brief drive away. Further shopping and recreational facilities can be easily enjoyed in nearby Cameron Toll Shopping Centre and Fort Kinnaird Retail Park as well. In addition, the heart of Edinburgh city centre can be reached in as little as 20 minutes by car or 30 minutes from the nearby Shawfair railway station.

Residents also enjoy a range of outdoor pursuits close by, including Dalkeith Country Park which promises tranquil walks and a fun-filled family day out, with activities for all ages and interests. Several prestigious golf courses are in the wider surrounding area too, providing challenging greens and fairways. For families, primary schooling is available at Danderhall with secondary education in Dalkeith. Edinburgh's highly regarded independent schools and the renowned Loretto School in Musselburgh can be easily reached as well. For travel, Newton Village has regular bus services to the capital and nearby train stations. It also offers close proximity to the Edinburgh City Bypass allowing convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



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dream property!



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