



49 Kingsfield Drive, Newtongrange, Dalkeith, Midlothian, EH22 4FN

Immaculately Presented & Spacious, Four Bedroom, Detached Home with Gardens, Driveway and Garage

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Property Description

Immaculately-presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. Located in a modern, maintained and family orientated residential area of Newtongrange, Midlothian. Comprises an entrance hallway, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a Jack 'n' Jill shower room, a family bathroom and a ground-floor WC.

Significantly upgraded from the developer's original spec, and tastefully decorated throughout - ready-to-move-in. Highlights include a quality integrated kitchen and matching utility room including Silestone worktops, modern bathroom suites with upgraded tiling, sanitaryware and tall radiators. In addition, there is quality Moduleo flooring running continuously for the ground floor, multiple TV and phone points, and upgraded bedroom wardrobes integrated storage. Further features include gas central heating with dual-level climate controls, double glazing, and superb storage including a loft and the garage with power and lighting.

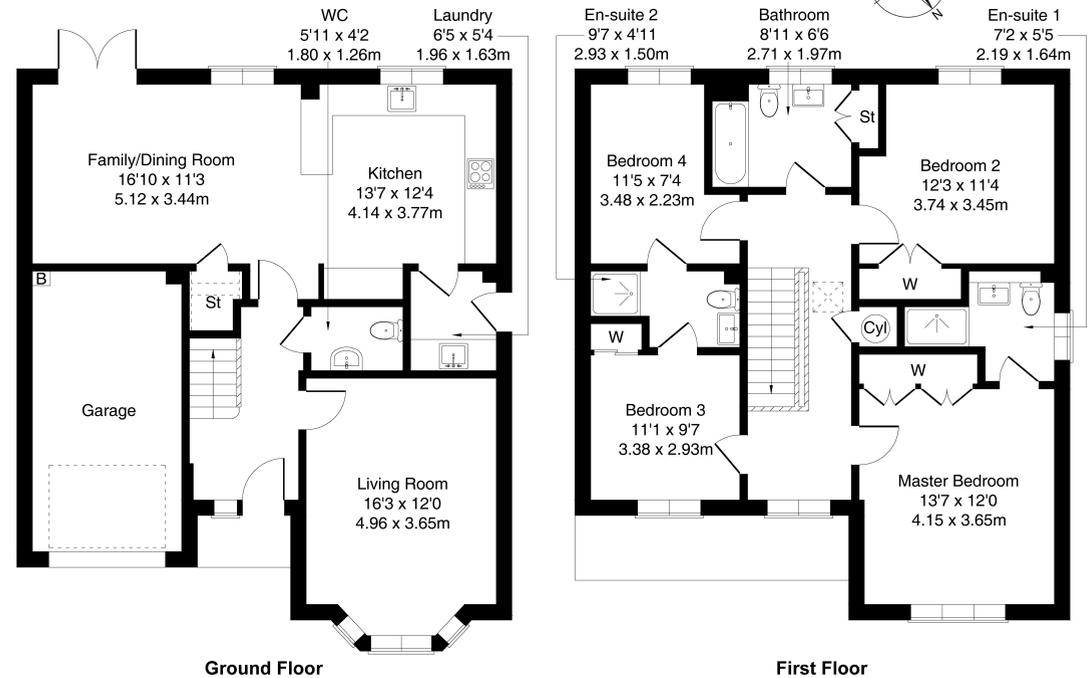
Externally there is an enclosed southwest facing rear garden with a generous lawn and a paved patio, whilst to the front is a lawn and a double driveway with external lighting for both aspects. The development also offers additional unrestricted on-street parking and visitors spaces, and well-maintained communal grounds.

The welcoming entrance hall has Moduleo flooring extending through the ground floor, provides access to each room including a two-piece WC and has the carpeted stairs leading to the first floor. To the front, the living room has a large bay window and offers ample space for lounge furniture; whilst to the rear, a generously sized family/dining room features a TV wall mount, two light fittings, a storage cupboard, french patio doors accessing the rear garden and has further space for lounge and dining furniture.

To the side of the room, the kitchen is fitted with modern units, Silestone worktops with matching upstands, a breakfast table, a stainless steel sink with drainer, with appliances including an integrated gas hob with an extractor hood, oven, dishwasher and fridge/freezer. Set off the kitchen, the utility room features further matching units, a stainless steel sink, shelving, space for freestanding white goods, and provides side garden access.

Upstairs, the master bedroom features carpeted flooring, two built-in wardrobes and an en suite shower room; whilst three further bedrooms are similarly well finished with built-in wardrobes for bedrooms two and three, and a Jack 'N' Jill shower room between bedrooms three and four. Completing the accommodation, the stylish family bathroom has a three-piece suite, tiled splash walls and flooring, and a built-in storage cupboard.

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Approximate Gross Internal Area: (1722 sq ft - 160 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newtongrange, a characterful former mining village, provides an excellent range of everyday shopping and local amenities. There is also a local swimming pool and leisure centre, community centre, library, local parklands and well-regarded schooling at all levels. Dalkeith, a short distance away, offers all the amenities expected of a

sizeable town, with a regular bus service connecting to Edinburgh and other local destinations. There is easy road access to the city bypass and motorway network, as well as a rail station on the Borders railway for easy commuting into the heart of Edinburgh, making this an excellent commuting choice.





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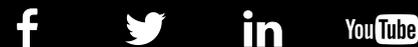
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