



## 5 Colliery View, Newtongrange, Dalkeith, Midlothian, EH22 4AQ

Beautifully Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, three-bedroom, detached family home with gardens, a driveway and an integrated garage. Located in a quiet and leafy cul de sac, in a modern, factored, development, in the popular village of Newtongrange, Midlothian.

Comprises an entrance hall, living and dining room, conservatory, kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a fully integrated kitchen and utility room, stylish bathroom suites, multiple TV points, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and good storage including a loft and a garage with power and lighting.

The property benefits from low-maintenance landscaping and a driveway to the front; and a rear garden including a synthetic turf lawn, a paved and wood-decked patio, a store shed and a hot tub. This modern development also provides landscaped grounds and additional unrestricted residents and visitors' parking spaces.

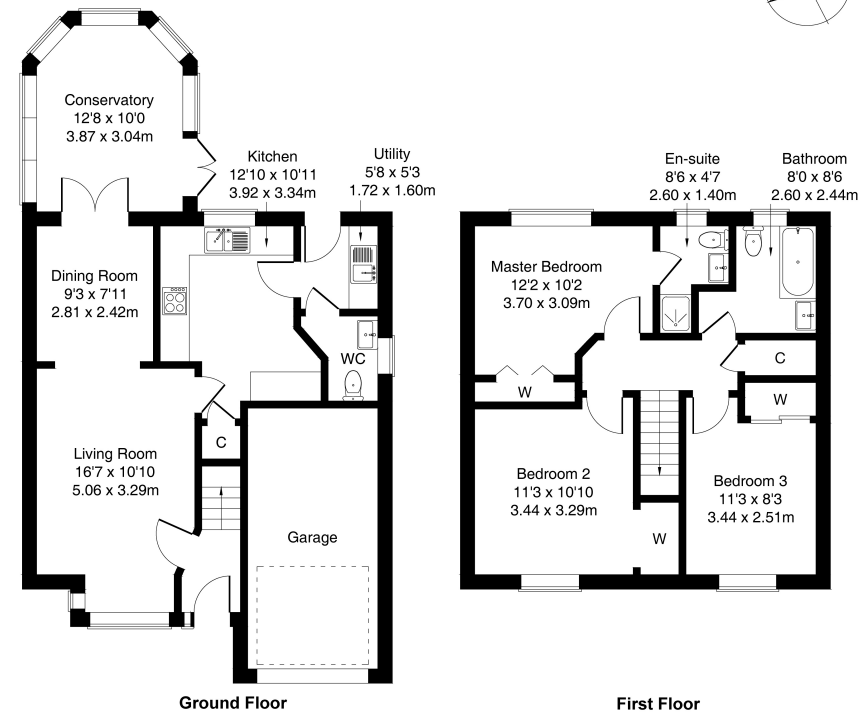
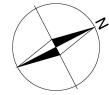
A welcoming entrance affords access to the carpeted stairs leading to the upper hall; and opens into a spacious, front-facing, open-plan living and dining room, featuring continuous wood effect flooring, and an electric fireplace and a wall-mount TV point for the lounge. Set to the rear, off the dining room, the conservatory offers further lounge space and access to the garden. Set off the lounge, the stylish kitchen is fitted with modern units and worktops, a sink with a drainer and a tiled surround. Appliances include an integrated 5-ring hob with an extractor fan, an eye-level oven, a dishwasher, a fridge/freezer and a washing machine; whilst the utility room offers further units, access to a convenient WC and further garden access.

On the upper floor, the tastefully finished master bedroom is set to the rear, with carpeted flooring, a large built-in wardrobe and a modern en-suite shower room. Two further double bedrooms are set to the front, similarly well-finished, with carpeted flooring and built-in wardrobe areas. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls, wood effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (1324 sq ft - 123 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

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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