



## 9 Abbey Grange, Newtongrange, Dalkeith, Midlothian, EH22 4RD

Exceptionally Spacious & Beautifully Presented, Four Bedroom Bungalow.

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# Property Description

Exceptionally spacious and beautifully presented, four-bedroom, converted and extended semi-detached bungalow with private gardens. Set on a residential street, located in the rural village of Newtongrange, by Dalkeith, to the south of Edinburgh.

Comprising an entrance vestibule, hall, living room, dining kitchen, four double bedrooms, a bathroom and utility room.

Features include quality flooring and neutral décor throughout, a modern kitchen and recently refurbished bathroom, gas central heating and uPVC double glazing. Externally the property benefits from private front and rear gardens, mostly laid to lawn, with a patio, shed, and a private driveway to the side.

The vestibule leads into the entrance hall which serves each room in the property and has quality engineered hardwood flooring extending into most rooms within. The bright, rear-facing living room features a decorative cornice and bay window overlooking the rear garden and affording plentiful natural light.

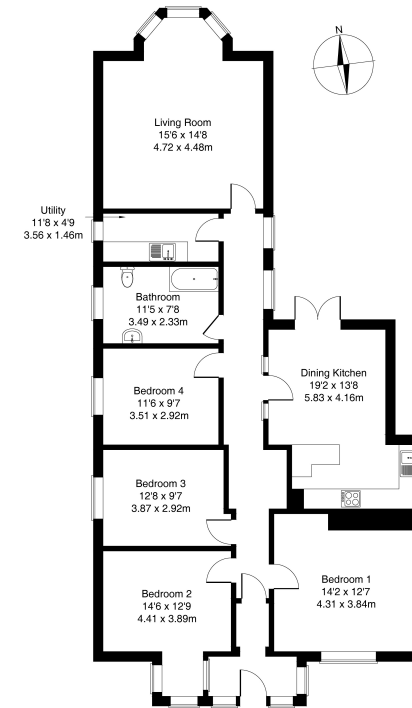
With French doors opening to the rear garden, the generously sized dining kitchen has ample space for dining furniture and is fitted with contemporary units, wood effect worktops, composite sink, gas hob, oven and freestanding fridge/freezer.

Bedroom one is to the front, with ample space for freestanding furniture, whilst bedroom two features a box bay window. Bedrooms three and four are both set to the side of the building, and the stylish, recently refurbished bathroom features a modern white three-piece suite with a mains over-bath shower, ladder radiator and tiled walls.

Completing the accommodation, the utility room includes space for freestanding white goods and a stainless steel sink and drainer.

A 360 Virtual Tour is available online.

**mov** 9 Abbey Grange EH22 4RD  
REAL ESTATE  
Approximate Gross Internal Area: (1485 sq ft - 138 sq m.)



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

## Area Description

Dalkeith is situated in Midlothian, some eight miles from Edinburgh city centre, and offers excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks.

Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.









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