



Estate Agents and Solicitors

21 Big Brigs Way, Newtongrange, Dalkeith, Midlothian, EH22 4DG

Four Bedroom, Detached House with Gardens, Driveway & Detached Garage

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Property Description

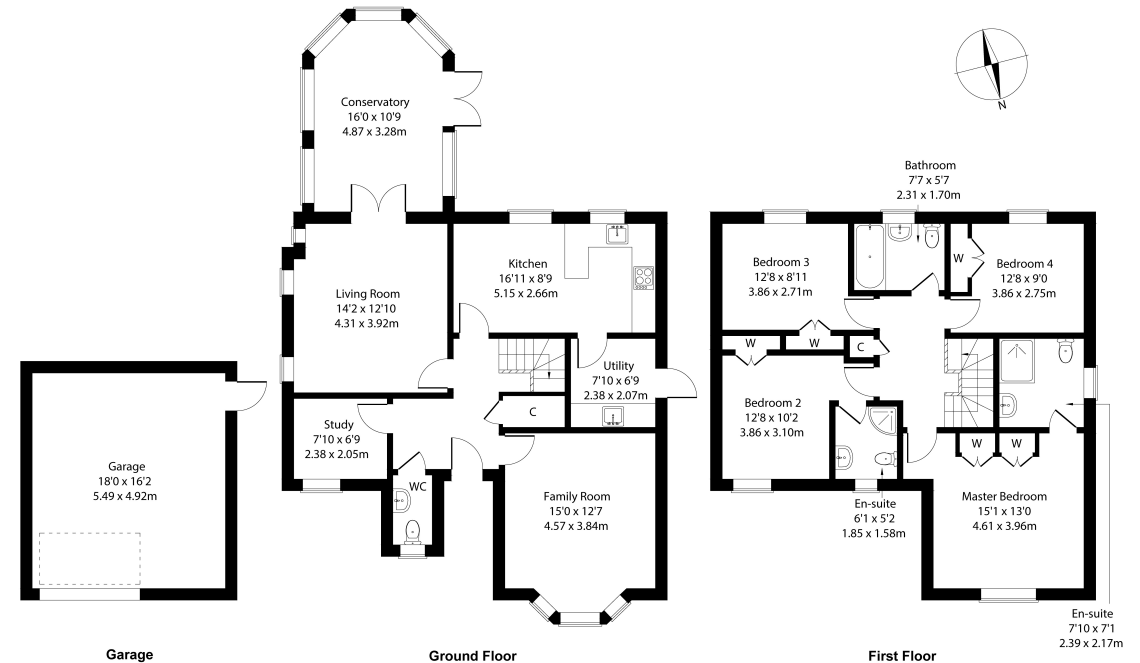
Tastefully presented and spacious, four-bedroom, modern detached family home, with study, burglar alarm, CCTV, gardens, driveway and detached double garage. Set on a corner plot, in a desirable and maintained family-orientated residential development in Newtongrange, Midlothian. Highlights include a fitted kitchen with integrated and freestanding appliances, quality continuous flooring for the ground floor, and superb storage provision. In addition, there is gas central heating, double glazing, an integrated sound system for three bedrooms and a front-facing bay window. A detached double garage features rendered walls, a loft space, and tiled flooring with underfloor heating - ideal for storing classic cars. There is private parking for up to 5 vehicles and a lawn to the front; whilst an enclosed southerly-facing rear garden features a lawn, patios and storage shed. The development also offers additional unrestricted on-street parking and visitor spaces and well-maintained communal grounds.

The entrance hall has wood effect flooring extending throughout the ground floor and gives access to a storage cupboard, the WC, study, family room, living room and kitchen. To the front, the family room has a large bay window and pendant light fitting; whilst to the rear, the living room features a fireplace, spotlighting and provides access to the southerly-facing conservatory which offers space for further lounge furniture and access to the garden. The modern kitchen is fitted with wall and base units, stone effect worktops, a stainless steel sink with drainer, a tiled surround and provides ample space for dining furniture. Appliances include an integrated oven, microwave and gas hob with canopy above, whilst a freestanding washing machine and tumble dryer are housed in the utility room, which also gives side access to the garden.

Upstairs, to the front, the generously sized master bedroom features double built-in wardrobes, carpeted flooring, a pendant light fitting and a modern en-suite shower room; whilst bedroom two is similarly well finished, also set to the front with a built-in wardrobe and an ensuite shower room. Two further bedrooms are set to the rear, both with carpeted flooring, pendant light fittings and a built-in wardrobe. Bedroom one, two and three also feature an integrated ceiling sound system. Completing the accommodation, the family bathroom is fitted with a traditional three-piece suite and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (2013 sq ft - 187 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, as well as a bus to George Watsons College which stops within the estate. 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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