



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Old Star Road

Newtongrange EH22 4NR

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Nestled within an established residential cul-d-sac development on the outskirts of Newtongrange, this three bedroom chalet-style detached villa is presented to an immaculate standard, inside and out, offering a wonderful family home in perfect, move-in condition.

Positioned behind a low-maintenance front garden and a single driveway, the front door opens into a bright and airy hall. Directly ahead is the dual-aspect living room with a clear line of sight to the rear garden, help to create an exceptionally open and cohesive living area - the perfect setting for modern family life and entertaining. A wide archway marks the transition into the inviting dining area, which easily accommodates a six seat dining table and benefits from patio doors onto the rear garden. Adjacent to the dining area and accessed from the hall, is an effortlessly stylish kitchen, overlooking the rear garden. An array of dark grey gloss cabinets framed by seamless acrylic worktops provide extensive hidden storage and worktop space, with ample space left for the American style fridge/freezer. Completing the ground floor is a double bedroom, presently used as home office and a downstairs WC. Upstairs, the property boasts two delightful double bedrooms (both with fitted wardrobes), the master bedroom also features a chic en-suite shower room, and there is a pristine three-piece bathroom, comprising a shower-over-bath. The landing also provides hatch access to the partially floored loft.



Property Summary

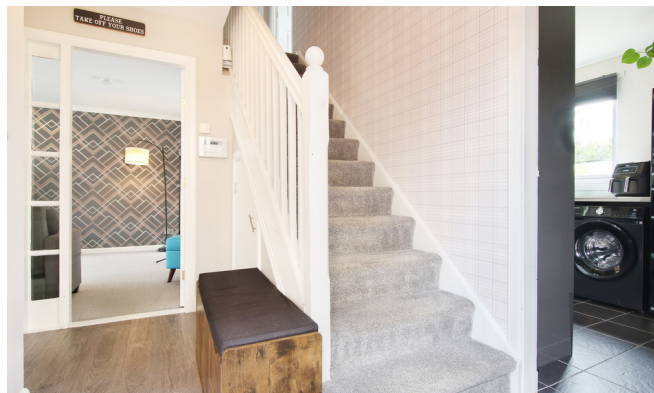
- Detached home in popular Newtongrange
- South facing living & dining room
- Modern fitted kitchen
- Downstairs WC
- Master bedroom with en-suite shower room
- Further two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Low maintenance front garden & enclosed rear garden
- Single driveway & ample residents parking bays
- EPC Rating - C | Council Tax Band - E

Home Report Value - £330,000





Chalet style villa,
on tranquil
cul-de-sac estate





Externally, there is a low maintenance front garden and an enclosed rear garden, mainly laid to lawn with a patio seating area and garden shed.

Parking: Single driveway and ample residents parking bays.

Factors: Charles White maintains development grounds, with a quaterly fee of approx. £70.

Extras: fitted floors, light fittings, blinds, American fridge/freezer, all built-in kitchen appliances and garden shed to be included in the sale.



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RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

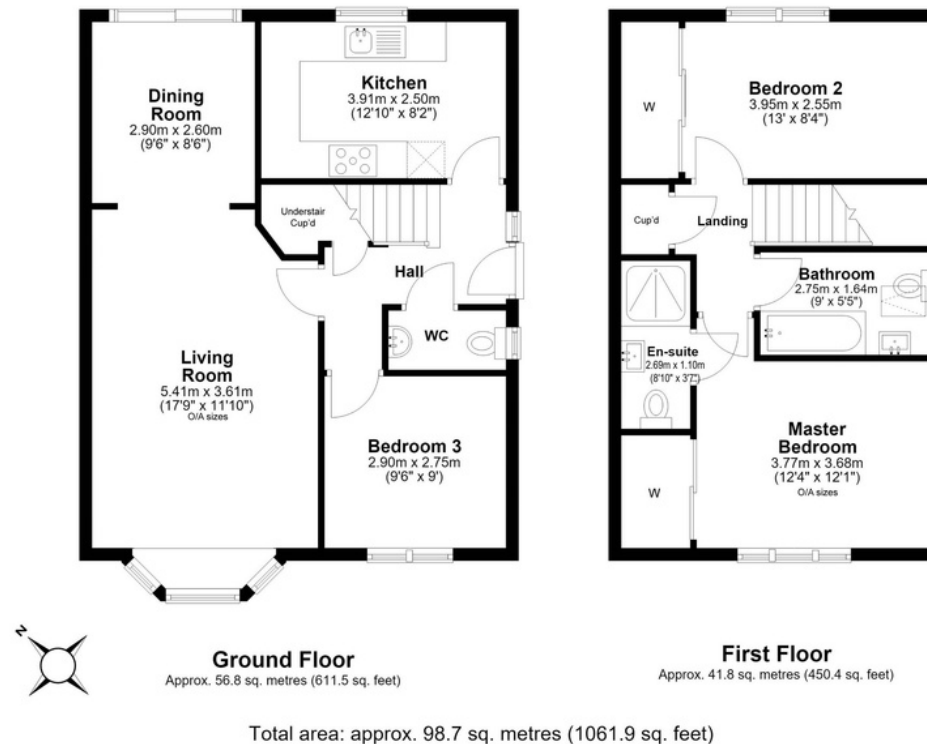


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Newtongrange is situated in Midlothian, which in the past used to be a thriving mining village, situated some 9 miles from Edinburgh City Centre. Newtongrange town centre provides a variety of facilities including a full range of banking and postal services. Leisure pursuits include a local swimming and leisure centre. Local schools can be found at both primary and secondary level. Regular bus services run to Edinburgh City Centre in less than half an hour, including the Lothian Express X29 and express First Bus running to and from the area frequently. The re-instated borders railway line stops at Newtongrange, with only a fifteen minute journey into Edinburgh. The Edinburgh City Bypass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the by-pass will take you to the heart of East Lothian and beyond.