



15 Wester Suttieslea Loan, Newtongrange, Dalkeith, Midlothian, EH22 4FH

Beautifully Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Beautifully presented two-bedroom mid-terraced villa, offering a stylish and well-proportioned home with the added benefit of a private driveway and south-facing rear garden. Ideally positioned within a popular modern development, the property occupies a pleasant setting on a leafy, tree-lined street in the popular Midlothian village of Newtongrange.

Comprises a semi-open plan ground floor with a living room, dining kitchen and a WC, while the upper floor comprises two double bedrooms and a family bathroom.

Features include a stylish fitted kitchen with appliances, modern bathrooms, and good storage including integrated bedroom wardrobes. In addition, there is NEST gas central heating, double glazing, tasteful decor, a loft, and a view to the Pentland Hills.

The enclosed, south-facing garden includes a lawn and a paved path leading to a gate to the private driveway and a convenient service area.

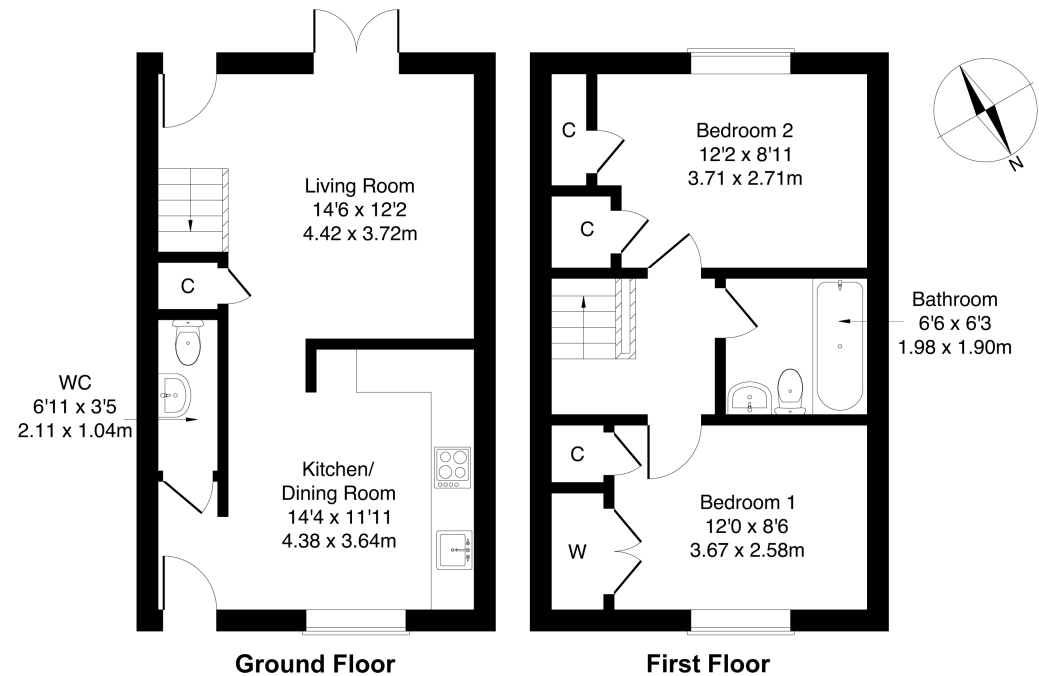
A welcoming entrance hall provides useful space for coats and outerwear, with access to a convenient WC and the generously proportioned kitchen. Positioned to the front of the property, the kitchen is finished in a light, contemporary décor with wood-effect flooring and features a range of modern fitted units and worktops. Appliances include a sink with drainer, integrated oven and hob with extractor hood and stainless-steel splashback, together with a freestanding washing machine and fridge/freezer.

The semi-open-plan layout leads through to the spacious rear-facing living room, which enjoys a desirable southerly aspect and an abundance of natural light. Continuing the light and airy décor, the room benefits from carpeted flooring, a built-in cupboard, patio doors and a further door providing direct access to the garden. This versatile space is ideally suited to both relaxed family living and entertaining.

Upstairs, there are two generously sized double bedrooms, both offering comfortable proportions, carpeted flooring and excellent built-in storage. Completing the accommodation is a well-appointed, family-sized bathroom fitted with a modern three-piece suite, including a bath with shower over, complemented by tiled splash walls.



15 Wester Suttieslea Loan, Newtongrange



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

Area Description

Newtongrange, a charming former mining village, offers a wide selection of everyday shopping and local amenities. Residents benefit from access to a swimming pool and leisure centre, a community centre, library, and nearby parklands, along with highly regarded schools serving all age groups. The neighbouring town of Dalkeith provides an

extended range of services and facilities, with regular bus links to Edinburgh and surrounding areas. The location also boasts convenient road connections to the city bypass and motorway network, while the nearby Borders Railway station ensures quick and direct rail travel into central Edinburgh, making it an ideal base for commuters.





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