



56 Baronet Park
NEWTON VILLAGE | DALKEITH | EH22 1GE


warners
solicitors & estate agents



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Warners are delighted to present to the market this immaculately presented three-bedroom semi-detached home, quietly situated in a peaceful yet well-connected location. Boasting stylish, contemporary interiors, private gardens to the front and rear, two generous allocated parking spaces and the added benefit of solar panels, this superb property will appeal to a wide range of buyers.

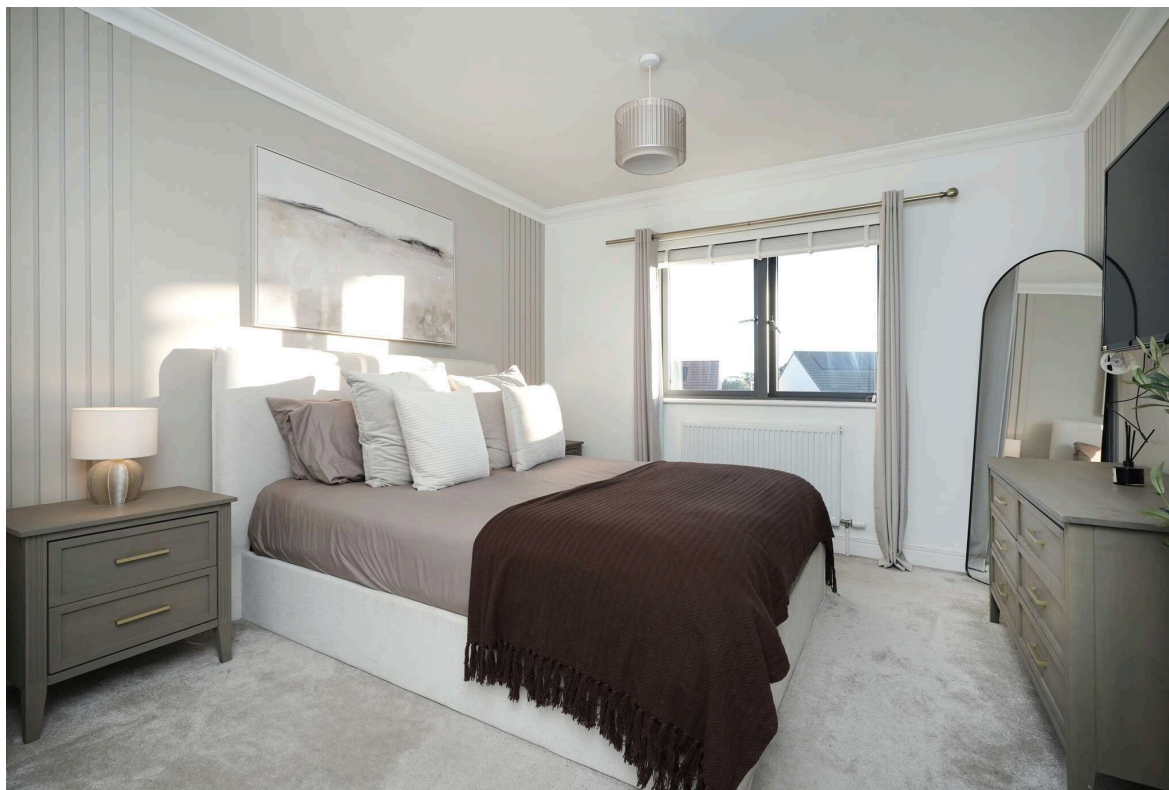
The accommodation is presented in excellent order throughout and briefly comprises a welcoming entrance hallway with convenient downstairs WC, leading through to a bright and spacious open-plan lounge, dining area and kitchen. The contemporary kitchen is fitted with an attractive range of units, whilst the generous living and dining areas provide an ideal space for both everyday family life and entertaining. French doors open directly onto the private rear garden, allowing an abundance of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

A carpeted staircase leads to the upper level, where the principal bedroom benefits from twin windows, built-in mirrored wardrobes and a stylish en-suite shower room featuring a waterfall shower. There are two further well-proportioned double bedrooms, both offering excellent flexibility for family living, guests or home working. Completing the accommodation is a modern family bathroom fitted with a shower over the bath.

Externally, the property enjoys private gardens to the front and rear, with the fully enclosed rear garden offering an excellent degree of privacy. Predominantly laid to lawn with a paved patio area ideal for al fresco dining, outdoor entertaining and relaxation, this attractive outdoor space is perfectly suited to family life. Further benefits include gas central heating, double glazing, solar panels and two allocated parking spaces.

- Immaculately presented three-bedroom semi-detached home
- Bright and spacious open-plan living accommodation
- Contemporary kitchen with generous dining space
- Principal bedroom with fitted wardrobes and en-suite
- Private, fully enclosed rear garden with patio
- Solar panels and two allocated parking spaces

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

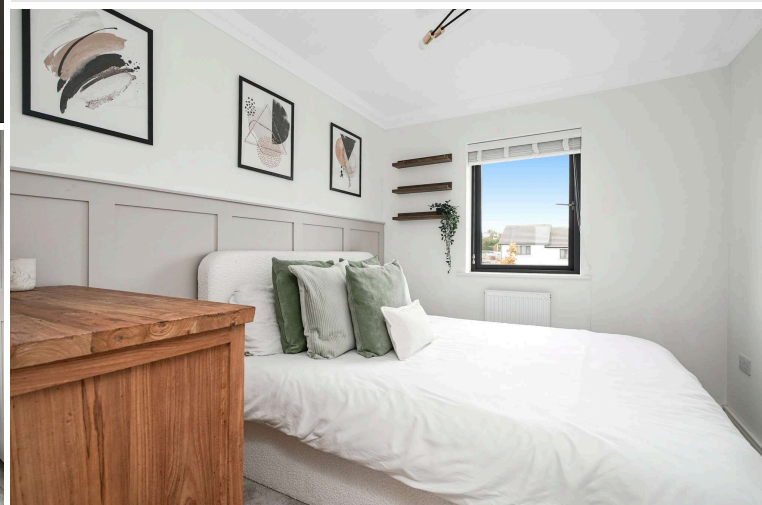


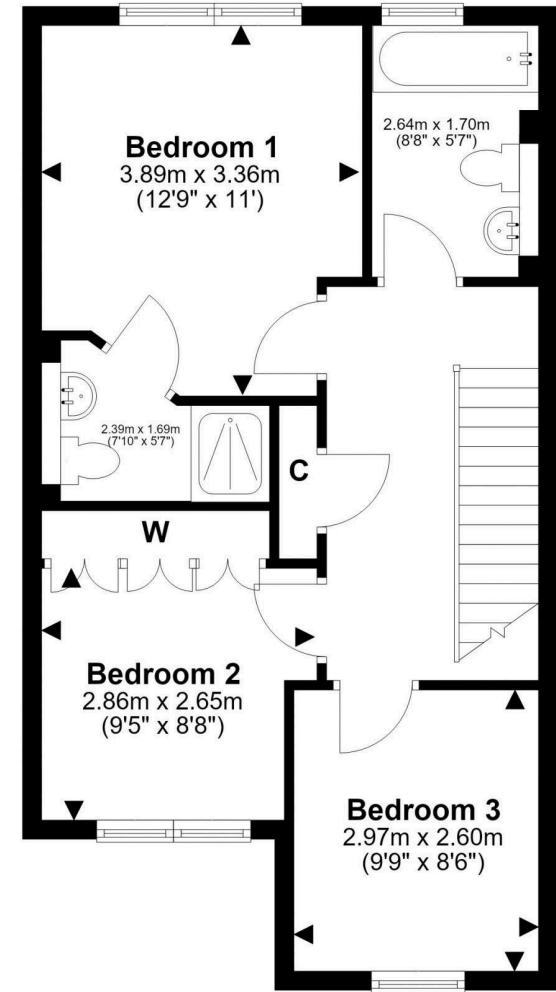
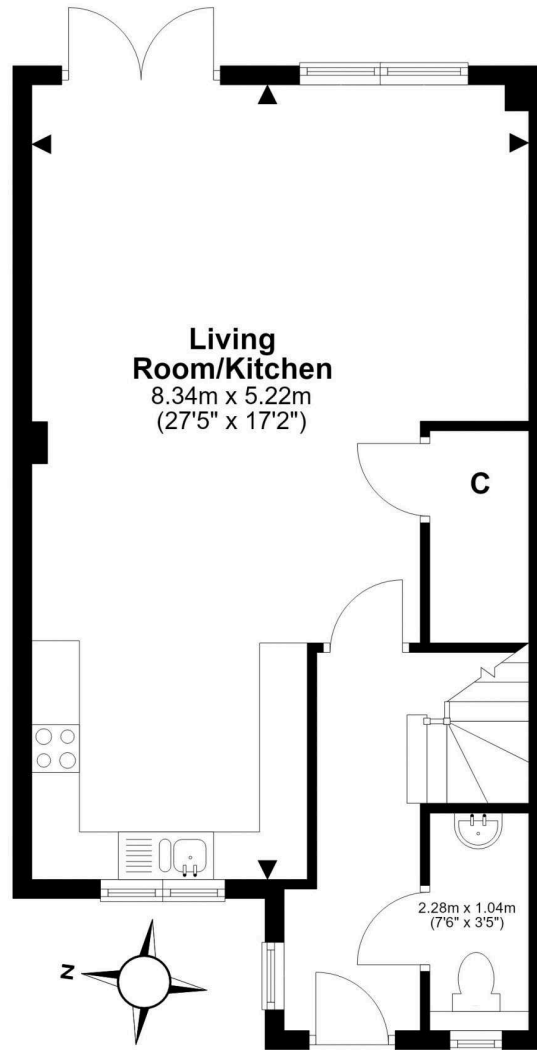
Energy Rating B, Council Tax band E

Factor fees are approximately £200 per annum.

All fixtures, fittings (excluding TV Brackets) and kitchen appliances are included in the sale.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.