

Externally

Good sized area of lawn with shrubs and path to front. Driveway leading to garage. Pathway to side. Large south facing garden to rear bounded by fence.

Extras

All fitted floor coverings and the integral appliances in the kitchen.



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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**NEWTONGRANGE**

20 Newtongrange Place EH22 4DF

**FIXED PRICE £285,000**

 **finlaysons**

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*Superb, elegantly appointed detached villa  
built by Bryant Homes in 2003.*

*Large South facing rear garden  
Four double bedrooms, master en-suite  
Integral double garage/driveway.  
Close to City Bypass giving excellent transport links*

*The property is situated in the Village of Newtongrange which has good local facilities including Banks, Post Office and a swimming Pool. The property is also located close the proposed Waverly railway line connecting the Borders to Edinburgh and it is believed that a station at Newtongrange will be located in the vicinity.*

*This particular property is quietly situated with no through traffic and has a sunny, good sized rear garden with patio.*

*The property itself comprises:- Entrance hall, living room with bay window, dining room with French doors, spacious dining kitchen, large utility room with door to side, cloakroom/WC, four double bedrooms (one with en-suite shower room) and family bathroom with shower. There is an integral double garage and a good sized garden area to both front and rear. Large floored attic with light providing generous storage with additional attic area over garage. The property benefits from full double glazing and gas central heating and is offered in excellent order throughout.*

**Viewing**

**Thursday 7.00pm - 8.30 pm**

**Sunday 2.00pm - 4.00pm or telephone 0131 454 9283**

**Kitchen (11'5" x 11'4")**

Superb, well equipped kitchen with twin windows to rear. Ample base and wall units in light oak. One and half bowl stainless steel sink and drainer and monoblock tap. Attractive coloured tiled splashbacks. Gas hob and twin electric oven (Bosch). Recessed spotlights and hanging ceiling light. Under unit lighting. Window blind. Central heating radiator. Dining area. Tiled floor. Access to:



**Utility room. (8'8" x 7'5")**

Large utility area with units in light oak. Plumbed for automatic washing machine. Stainless steel sink and drainer. Hatch to attic above garage. Ceiling light. Central heating boiler mounted to wall. Expelair. Tiled floor. Door to side giving access to garden. Further door to:

Integral double garage with light and power.

**Cloakroom**

Set to the rear with two piece white suite and tiled floor.

A stair with attractive timber balustrade stair leads to:

**Upper landing**

Window to front. Central ceiling radiator. Gives access to the accommodation upstairs.

**Bedroom 1 (13'2" x 11'4")**

Large bay windowed main bedroom with generous proportions. Two double wardrobes. Central heating radiator. Central ceiling light. Fitted carpet. Access to:



En suite shower room with large double size shower cubicle. Three piece white suite. Central heating radiator. Window to side. Ceiling light. Amtico tiled floor. Bedroom also has central heating radiator. Fitted carpet.

**Entrance hall**

Window to side. UPVC door. Ceiling coving. Burglar alarm control panel. Central heating radiator. Under stair cupboard. Spanish tiles to floor.

**Living room (16'7" x 13'2")**



Well proportioned main public room with bay window to front. Fireplace with cast iron surround with timber mantle and over mantle. Wooden curtain rail. Two central heating radiators. Recessed spotlights. Ceiling coving. Spanish tiled floor. Double doors give access to:

**Dining room (13'2" x 9')**



South facing dining room with French doors leading to south facing patio to rear. Central ceiling light. Recessed spotlight. Ceiling coving. Central heating radiator. Quarry tiles to floor.

**Bedroom 2 (12'5" x 9'4") (presently used as family room)**

Further large double bedroom with twin windows to rear. Recess presently used for computer but could be used as a fitted wardrobe. Wooden curtain rail. Central ceiling light. Central heating radiator. Fitted carpet.



**Bedroom 3 (10'7" x 8'10")**

Another double bedroom with window to front. Twin doors leading to wardrobe. Central heating radiator. Fitted carpet.

**Bedroom 4 (9'2" x 8'10")**

Fourth double bedroom to rear with twin doors leading to fitted wardrobe. Central ceiling light. Curtain rail. Central heating radiator. Fitted carpet.



**Bathroom (7'7" x 6'3")**

Well appointed shower room with three piece white suite. Mains pressure shower. Shower screen. Fully tiled to ceiling height around bath and shower area. Chrome fittings. Central heating radiator. Window to rear. Amtico tiled floor.

**Attics**

Large floored attic with lighting. Further attic space over integral garage.