



## 45 Kingsfield Drive

Newtongrange, Midlothian, EH22 4FN

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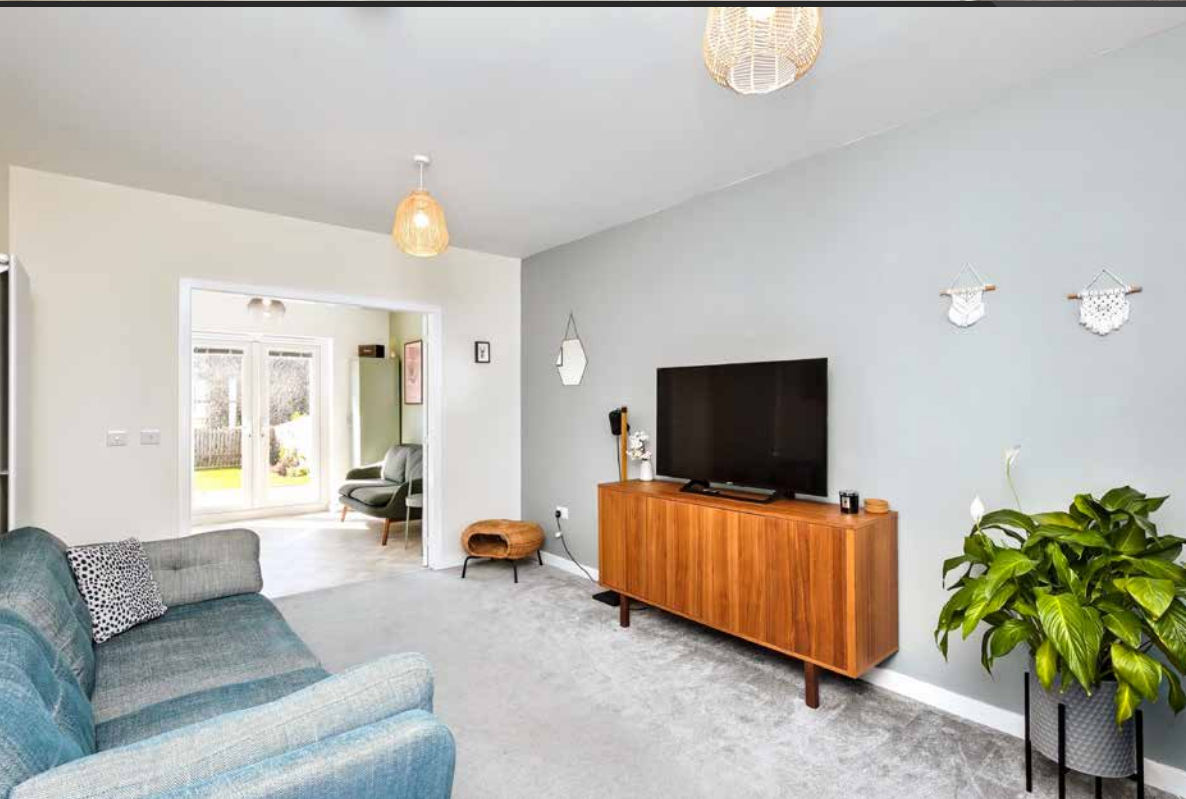


Clancy's solicitors are delighted to offer this bright and spacious four-bedroom detached family home, occupying an attractive plot on a quiet street within the rural outskirts of Newtongrange. The property is within walking distance of everyday shopping and rail links that connect to central Edinburgh in just 20 minutes. The home's modern interiors enjoy a tastefully subtle finish and are perfectly designed for family living. The property boasts a private sunny south-facing garden and picturesque scenic views, a driveway, and a garage.

The accommodation briefly comprises a welcoming entrance hall with a useful WC off, and a bright bay windowed lounge provides a great space for relaxing. The southwest-facing open plan, light and airy kitchen/living area is well-appointed with storage and workspace and is complemented by fully integrated appliances that include a fridge freezer, a dishwasher, an oven, and a gas hob with a stainless-steel splashback and a feature hood, and there is an adjoining utility room. Completing downstairs is a flexible room, ideal as a quiet study or playroom.

A carpeted staircase leading up to the upper landing gives access to four double bedrooms. The principal room provides a tranquil retreat and comes complete with a walk-in wardrobe and a stylish en-suite shower room. There are three further good-sized bedrooms and a contemporary family bathroom featuring a bath and separate shower. The property further benefits from gas central heating, double glazing and good storage facilities.

This property truly showcases the perfect example of modern, functional, open-plan family living, making it a superb home. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer. Externally, the south-facing rear garden offers a safe space for children to play. This secure area features a large lawn and a patio for summer dining and entertaining. There is a tandem driveway and a detached single garage. Extras: The sale includes all fitted floor coverings, blinds, light fittings (not shades), and integrated appliances.













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## Newtongrange, Dalkeith

Positioned on the southern edge of Dalkeith, approximately nine miles southeast of Edinburgh city centre, the former mining village of Newtongrange offers a sought-after, relaxed lifestyle within easy reach of the capital. The village is served by a selection of local amenities, including local supermarkets, traditional pubs, and takeaways. More extensive shopping facilities are available in neighbouring Eskbank and Dalkeith, while nearby Straiton Retail Park is home to a range of branded outlets, high-street retailers, and a Sainsbury's superstore. Surrounded by rural landscape and woodland, residents of Newtongrange have access to a wealth of outdoor leisure pursuits, or for those who prefer to indoor exercise, Newtongrange Leisure Centre boasts a state-of-the-art gym and a multi-purpose fitness studio with activities and classes. Local schools include Newtongrange Primary School and nearby Newbattle Community High School. Thanks to its ideal position on the A7, Newtongrange allows quick and easy access to the Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 motorway networks. Newtongrange station, which is part of the Borders Railway, also provides fast and frequent links into the heart of the capital.

## Features

- Tranquil, well-connected location
- Modern detached family home with tasteful décor
- Enjoys an outlook to scenic views
- Entrance hall with storage and WC
- Bright living room connected to:
- Sunny, well-appointed kitchen with dining/family area and garden access
- Flexible study/playroom
- Principal suite with walk-in wardrobe and en-suite shower room
- Three further double bedrooms
- Bright bathroom with bath and separate shower
- Private south-facing rear garden and front garden
- Private tandem driveway
- Detached single garage with attached shed
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - B
- Council Tax Band - G



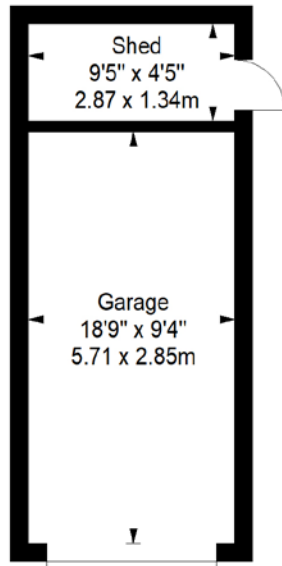




# Floorplan

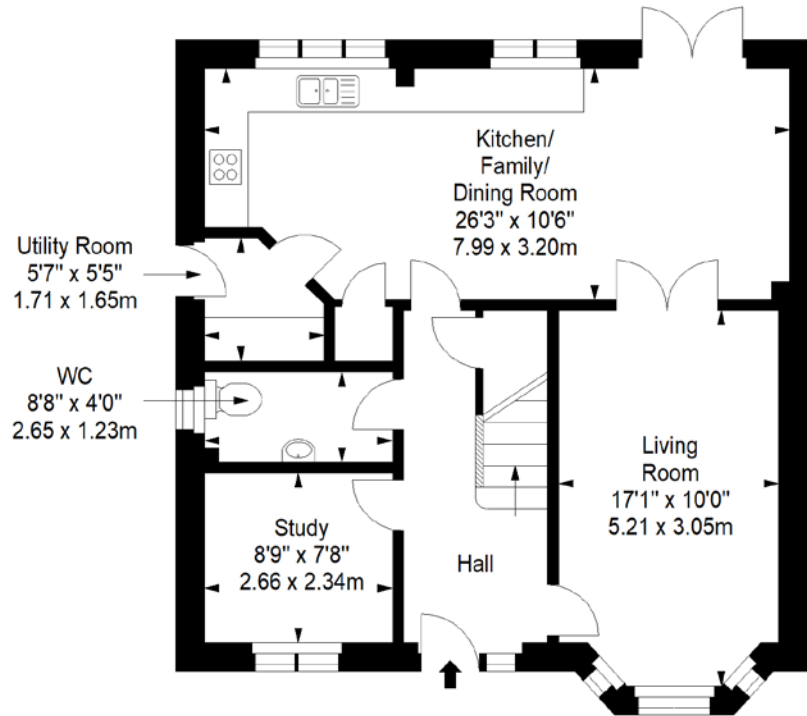
## Garage & Shed

Approx. 20.5 sq. metres (220.6 sq. feet)



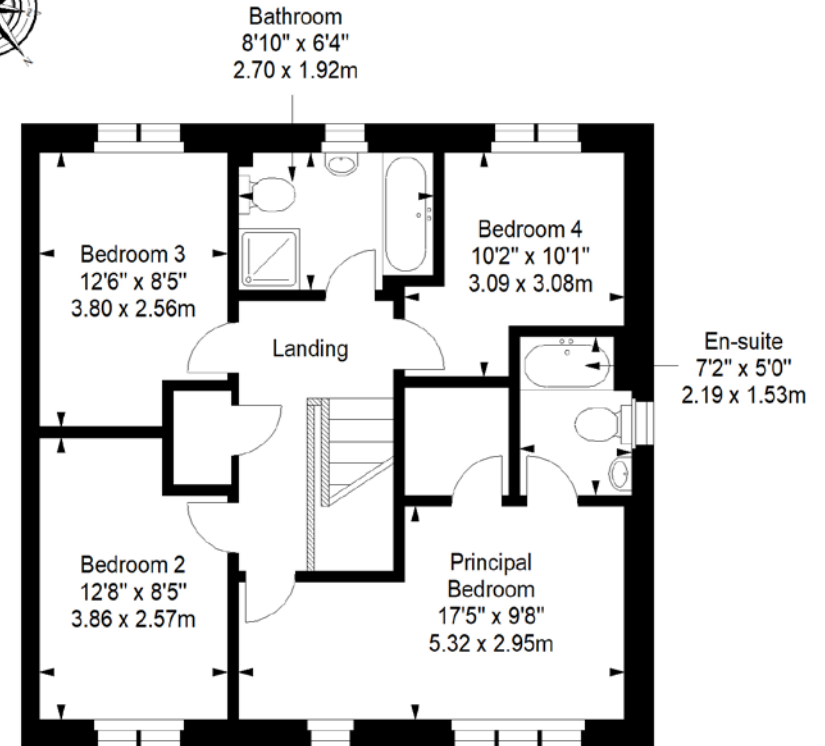
## Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



## First Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



Total area: approx. 153.4 sq. metres (1651.2 sq. feet)

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