

# 7 Burn Grange Park

NEWTONGRANGE, DALKEITH, MIDLOTHIAN, EH22 4FR



*This substantial five-bedroom detached house boasts two public rooms, a study, a large dining kitchen, and a sunny southwest-facing rear garden*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

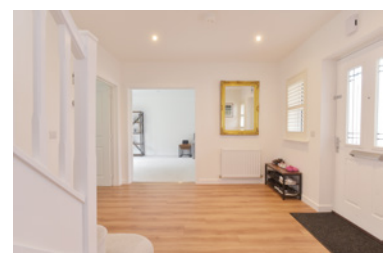


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this substantial five-bedroom detached house to the market. The property is a Leader house style and was constructed by Miller Homes in 2022 as part of the sought-after Lady Victoria Grange development. The Leader is one of the largest house styles in the development and Miller Homes are well respected for the quality of the homes they build. The property is presented to the market in immaculate condition and it sits on a particularly attractive plot on the edge of the development with a large and private southwest-facing rear garden that backs onto the River South Esk. Viewing is essential to fully appreciate the proportions and position of this fantastic family home.

## THE HALLWAY & WC



Entering the property, you find yourself in a wide welcoming hallway which gives access to the principal ground floor rooms and includes a WC. Bright and spacious, the first thing that will catch your eye is the quality laminate flooring that runs throughout the majority of the ground floor.



Double doors on your right open into a stunning dual-aspect living room with a front bay window and French doors opening to the rear patio. The proportions are stunning a new owner will have a huge amount of flexibility to create their ideal entertaining space. A separate family room is adjacent to the living room and has plenty of potential as a cosier living space.

# THE LIVING ROOM



# THE FAMILY ROOM





# THE KITCHEN & UTILITY



The central hallway also gives access to a beautiful dining kitchen. The kitchen comprises an extensive range of base and wall-mounted units with a supporting island that includes a breakfast bar. The units offer excellent prep and storage space and include an integrated gas hob, an electric oven, and a grill. Space is provided for a freestanding fridge freezer and dishwasher. Laundry facilities and further storage are available in an attached utility room. The kitchen also gives access to a generous study which is a fantastic resource.



# THE STUDY







Climbing the stairs, the first-floor landing gives access to five bedrooms, a family bathroom, and a large loft space for additional storage. The master bedroom is particularly spacious and includes a large integrated wardrobe. There is plenty of space for supporting furniture. The master bedroom also has access to an en-suite shower room which has natural light, partial tiling, and a large mains shower. Bedrooms two and three are generous double bedrooms that share access to a Jack and Jill shower room. Bedrooms four and five are further double bedrooms. Internal accommodation is completed by the family bathroom which is partially tiled and finished with a white suite which includes a separate mains shower.

## THE BATHROOM



# THE MASTER BEDROOM





# BEDROOM 2



# JACK & JILL EN-SUITE





# BEDROOM 3



# BEDROOM 4





# BEDROOM 5





The fully enclosed rear garden is southwest-facing and a real suntrap. It boasts a stylish patio with great entertaining space and an established lawn. To the front, the property boasts a double driveway which gives access to a large double garage.

# EXTERNALS



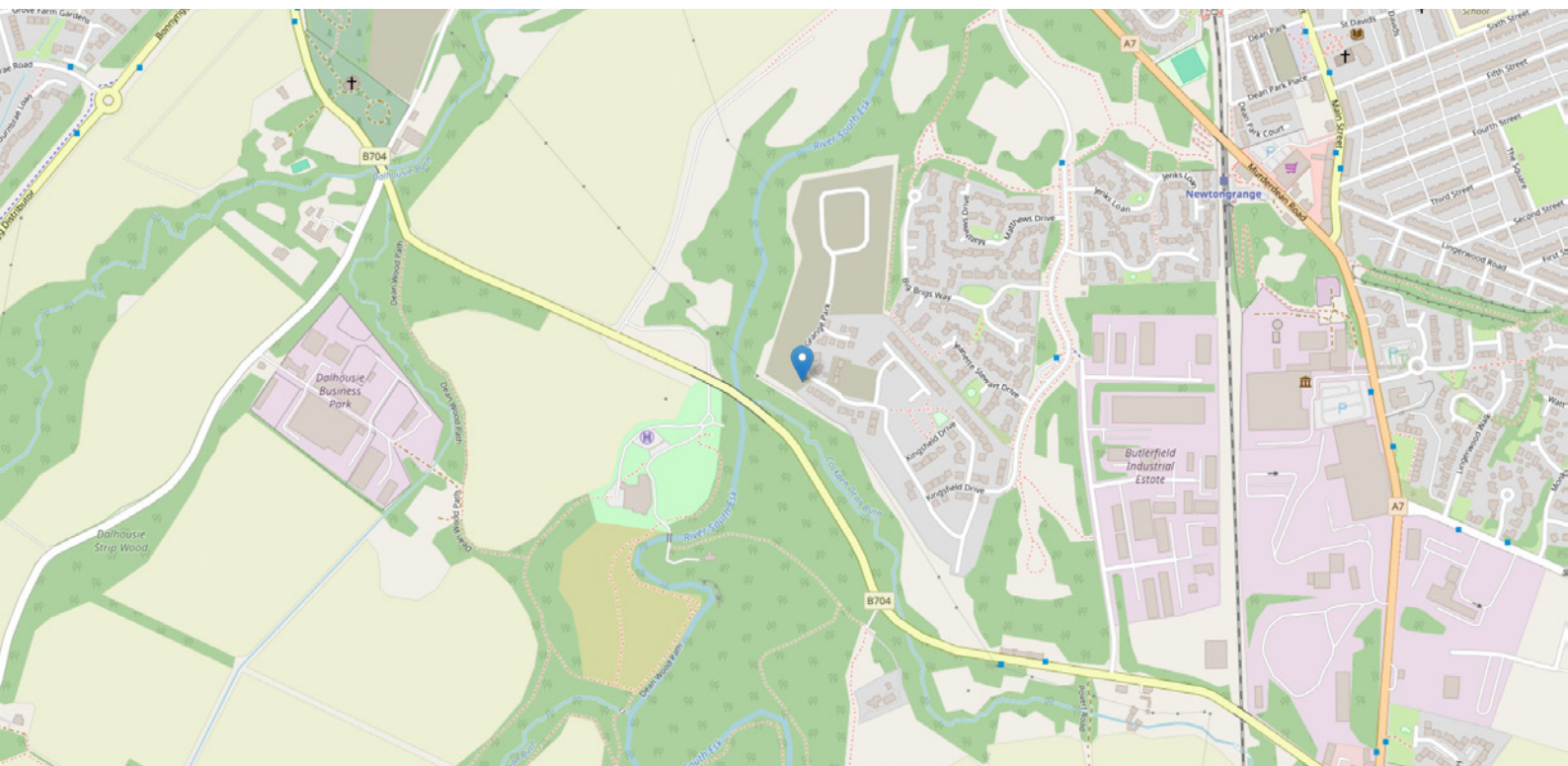


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 207m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

Newtongrange is situated in Midlothian, some 9 miles from Edinburgh City Centre, and in the past was a very busy mining town. 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 levels. Regular bus services run to Edinburgh City Centre in less than half an hour, including the Lothian Express X29 and First Bus Express running to and from the area frequently. The reinstated borders railway line stops at Newtongrange Train Station, which is only a ten-fifteen minute walk from the house and provides 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 Queensferry Crossing and east to the heart of East Lothian and beyond.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.