

39 Old Star Road

NEWTONGRANGE, DALKEITH, EH22 4NR



A beautifully presented three-bedroom semi-detached home set within a quiet and well-regarded residential development, offering an excellent balance of space, light, and privacy, and also within walking distance of bus and train services to Edinburgh



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Approached via a neat front garden and private driveway, the property presents an attractive and welcoming entrance, complementing its quiet residential setting.

THE LIVING ROOM

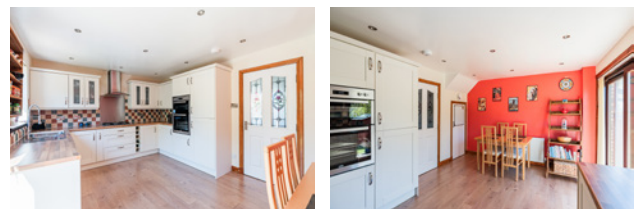


The ground floor is centred around a generous and tastefully appointed living room, where a feature fireplace provides a sophisticated focal point. The room is well-proportioned, offering an inviting setting for both everyday living and formal entertaining.

THE KITCHEN/DINER



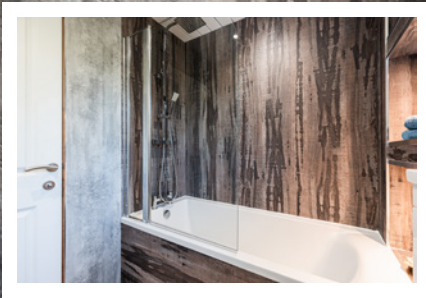
To the rear, the kitchen and dining area are thoughtfully designed to maximise both space and natural light. The kitchen offers an excellent range of storage, complemented by tiled splashbacks and a practical layout. The dining area provides ample space for family dining, while full-width glazing and sliding doors allow natural light to flood the space and create a seamless transition to the garden. A gas cooker and direct garden access further enhance the functionality of this well-considered space.





Upstairs, the property comprises three well-proportioned bedrooms, two of which benefit from built-in wardrobes, providing discreet and practical storage. The family bathroom is finished in a contemporary style, featuring a modern suite with a waterfall shower and a window that allows for excellent natural light and ventilation, creating a calm and refreshing atmosphere.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



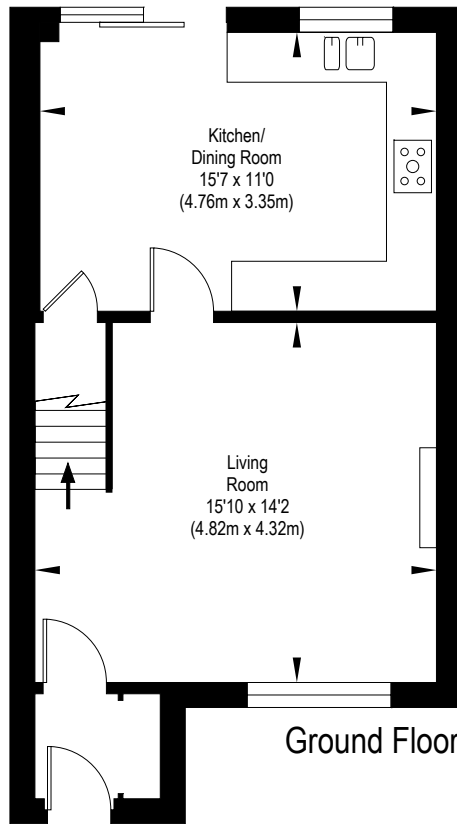
Externally, the rear garden is a notable highlight - private, fully enclosed, and beautifully maintained. It features a combination of lawn and paved seating areas, ideal for outdoor entertaining and relaxation. Mature trees provide an exceptional degree of privacy and a pleasant natural outlook, while a garden shed offers additional storage practicality.

This is a well-presented and highly liveable home, offering a refined blend of comfort, privacy, and modern convenience in a desirable residential setting.

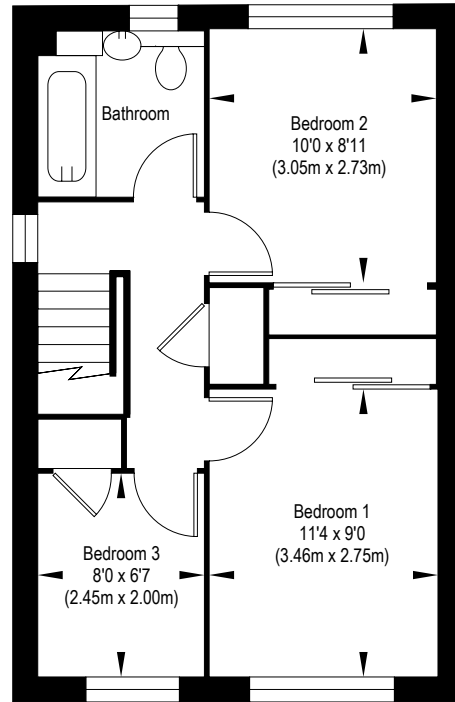
EXTERNALS



FLOOR PLAN & DIMENSIONS



Ground Floor

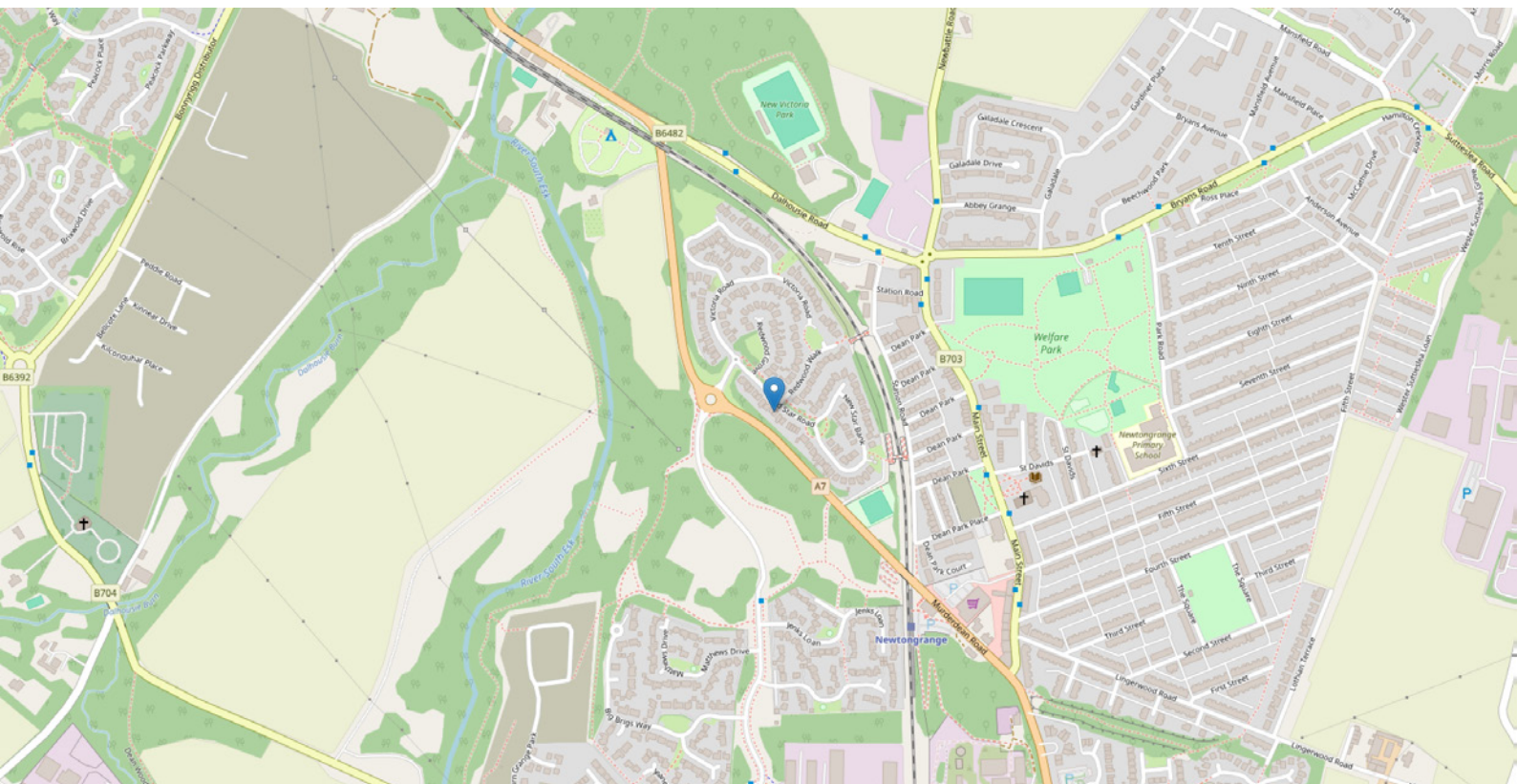


1st Floor



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Situated between Newtongrange and Dalkeith, this property enjoys a well-connected yet peaceful residential setting within one of Midlothian's most popular commuter corridors. The village of Newtongrange offers a strong sense of community alongside everyday amenities, including local shops, cafés, primary schooling, and leisure facilities. It is also home to the award-winning National Mining Museum Scotland, adding cultural interest to the area.





Just a short distance away, Dalkeith provides a broader range of services, including supermarkets, independent retailers, banking facilities, and a variety of dining options. For more extensive shopping and entertainment, Fort Kinnaird Retail Park is easily accessible, offering a wide selection of high-street stores, restaurants, and cinema facilities.

The area is exceptionally well placed for commuting into Edinburgh, with excellent road links via the A7, A68, and City Bypass (A720), as well as regular and reliable bus services connecting directly to the city centre. Newtongrange railway station also provides convenient rail access into Edinburgh Waverley. Both the train station and the nearest bus stop to Edinburgh are within walking distance from the property, just 7 and 5 minutes away respectively.

Families are well served by reputable local primary and secondary schools, while surrounding green spaces, woodland walks, and countryside paths offer ample opportunities for outdoor recreation. The nearby River Esk and surrounding Midlothian countryside further enhance the area's appeal.

Overall, this is a highly convenient and well-regarded location, combining village-style living with excellent connectivity to Edinburgh and surrounding areas.



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