

3 Wester Suttieslea Gardens

NEWTONGRANGE, MIDLOTHIAN, EH22 4FE



Beautifully presented and ready to move straight into, this stylish two-bedroom home offers contemporary interiors and an enviable position within a peaceful modern development



0131 524 9797



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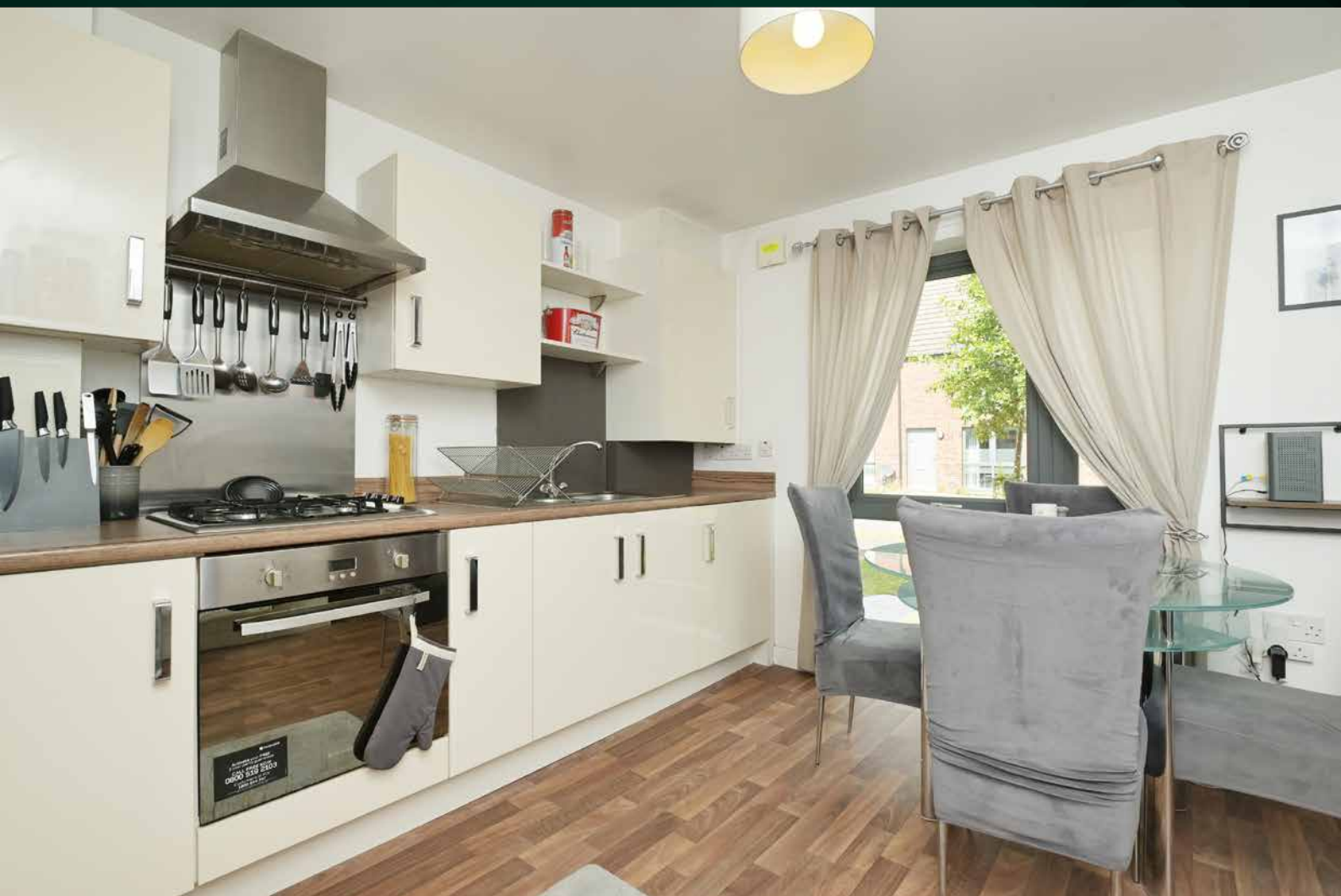


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom mid-terraced villa, occupying a peaceful position within a popular modern development in Newtongrange. Offering immaculate, move-in-ready accommodation, private gardens and a driveway, this superb home will appeal to first-time buyers, young families and professionals alike.

THE KITCHEN/DINER



The accommodation is finished to an excellent standard throughout, with a fresh, contemporary décor that creates a bright and welcoming atmosphere from the moment you step inside. The entrance hallway leads to a handy ground-floor WC before opening into the impressive kitchen/dining room. Fitted with a stylish range of modern base and wall units, the kitchen provides excellent preparation and storage space and is complemented by integrated appliances including a gas hob, electric oven, extractor hood, fridge/freezer and washing machine. There is ample space for a dining table, making it an ideal setting for both everyday family life and entertaining.



THE LIVING ROOM



To the rear of the property, the spacious living room is flooded with natural light thanks to French doors that open directly onto the private rear garden. This is an excellent entertaining space, seamlessly connecting the indoors with the sunny outdoor seating area, while a useful under-stair storage cupboard helps keep the room clutter-free.





Upstairs, the property continues to impress with two generously proportioned double bedrooms, both benefiting from fitted wardrobes and additional storage cupboards, providing exceptional storage that is rarely found in homes of this size. The principal bedroom enjoys an attractive south-westerly aspect over the rear garden, while the second bedroom overlooks the front of the property. Completing the accommodation is a beautifully presented family bathroom, finished with a modern three-piece suite incorporating a bath with thermostatic shower and stylish tiled surrounds.

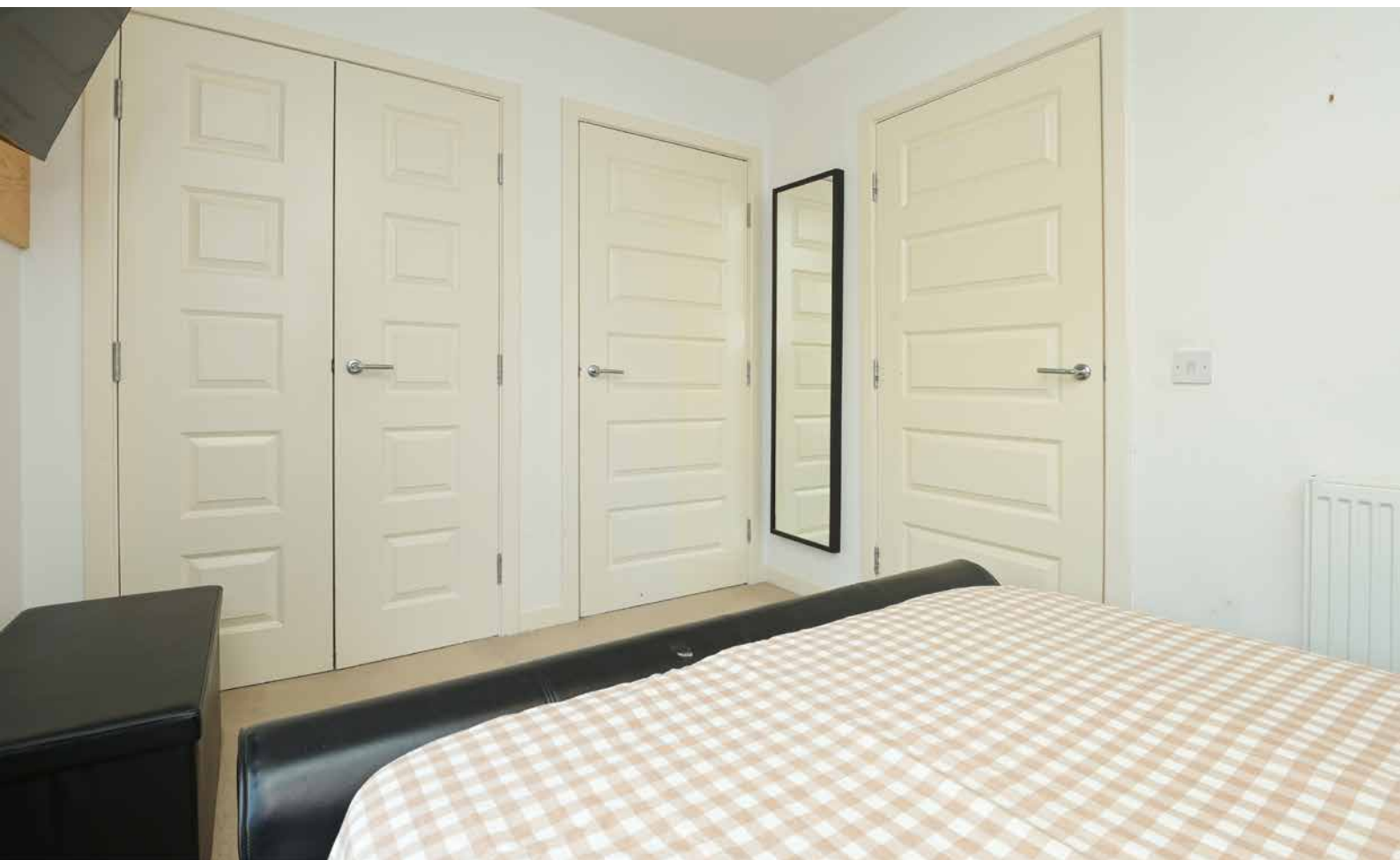
THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the home enjoys a neat front garden, while the fully enclosed south-westerly facing rear garden provides a safe and secure environment for children and pets. The combination of lawn and paved patio creates the perfect space for outdoor dining, relaxing or entertaining during the warmer months. A gate to the rear provides direct access to the private driveway, while a garden shed offers useful external storage.

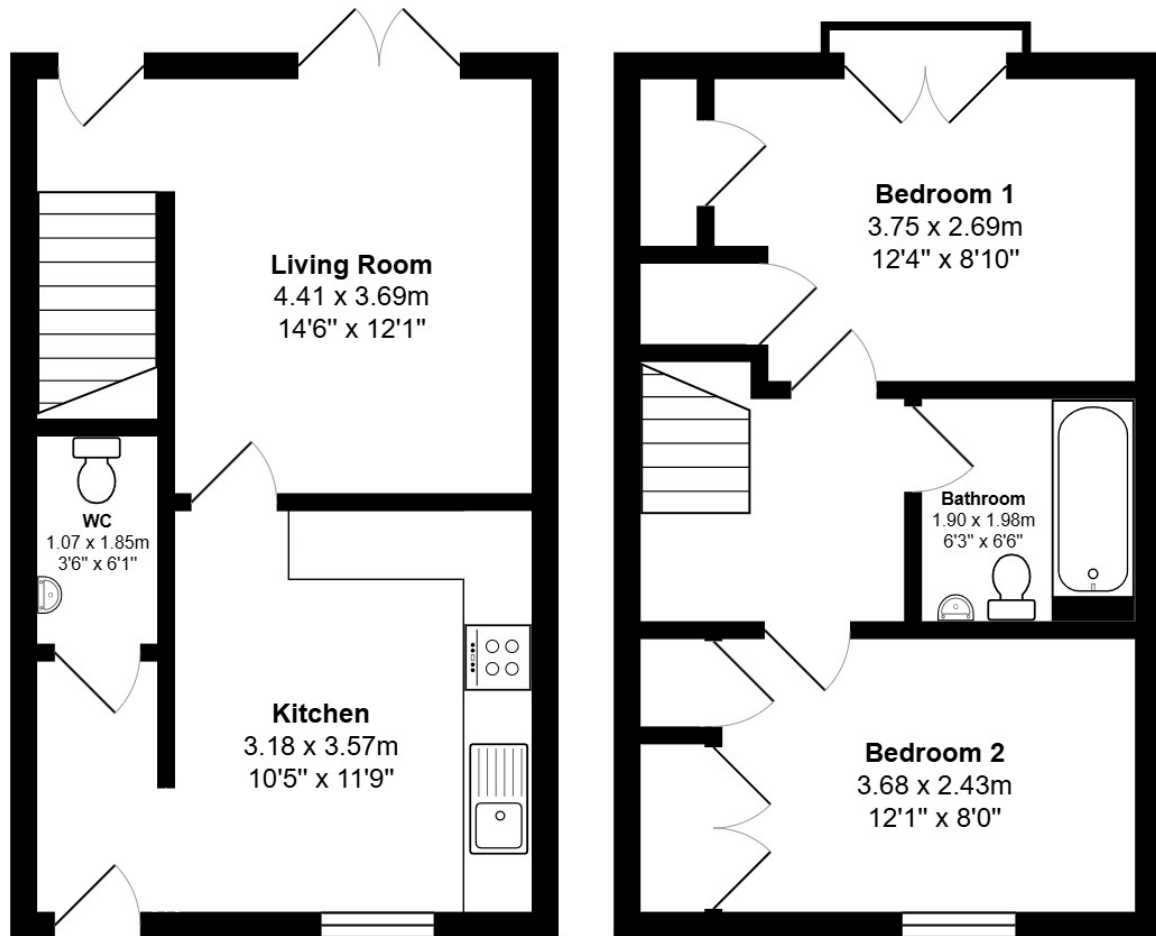
Further benefits include gas central heating with a combination boiler, double glazing, fitted window blinds, unrestricted visitor parking and well-maintained communal grounds.

This is a fantastic opportunity to acquire a genuinely turnkey home in a sought-after modern development, offering stylish accommodation, excellent outdoor space and superb transport links to Edinburgh and beyond. Early viewing is highly recommended.

EXTERNALS

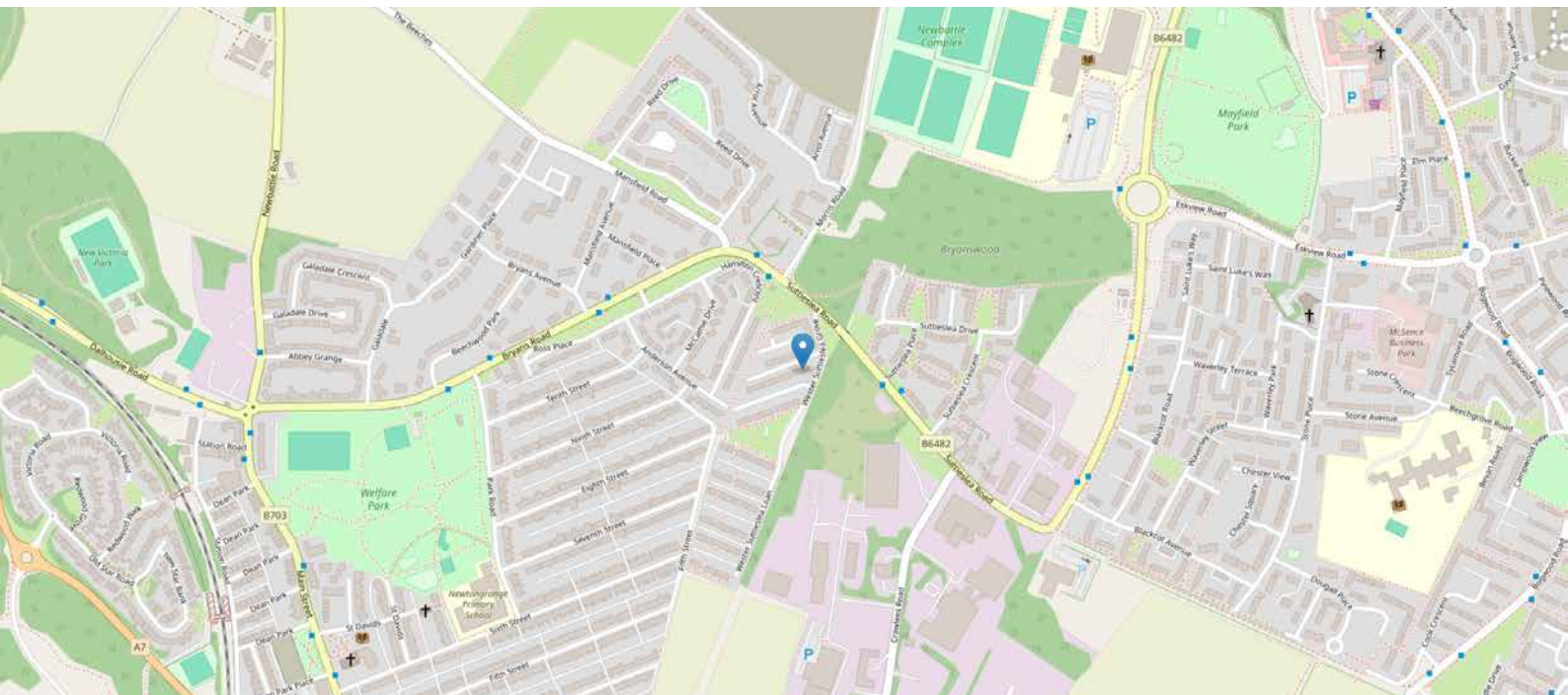


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Perfect for growing families, professionals, and city commuters alike, Wester Suttieslea Gardens forms part of an attractive, contemporary development on the scenic fringes of the historic Midlothian village of Newtongrange. This highly sought-after address successfully bridges the gap between peaceful residential living and excellent city connectivity, offering a relaxed pace of life within a vibrant, welcoming community. It represents a genuine lifestyle upgrade for buyers seeking more space and a quieter environment, without sacrificing any of the convenience of the capital.





For those working in Edinburgh or looking to enjoy its culture, the location offers exceptional, stress-free travel links. Newtongrange Station is within easy walking distance, providing direct Borders Railway services that sweep into Edinburgh Waverley in approximately 22 minutes. For motorists, immediate access to the A7, A68, and the Edinburgh City Bypass ensures seamless travel across the Lothians, toward the airport, and out across the central belt, while frequent local bus routes offer further flexible options.

Day-to-day life here is effortlessly convenient, with the village itself catering beautifully to everyday needs. A choice of local convenience stores, including a Co-op, sits alongside independent cafés, takeaways, and essential local services, all underscored by the area's proud heritage and the iconic National Mining Museum Scotland. When a larger weekly shop or a broader retail experience is required, the bustling commercial hubs of Dalkeith, Bonnyrigg, and the Hardengreen retail park are only a few minutes' drive away.

The true beauty of this location, however, lies in its proximity to some of Midlothian's finest green spaces. Active families and pet owners are spoiled for choice, beginning with the sports facilities and play areas at the nearby Welfare Park. Just a short drive further opens up the sprawling estates of both Dalkeith Country Park, home to the popular Restoration Yard, and Vogrie Country Park, which both offer miles of scenic woodland walks, cycling trails, and outdoor attractions. Ultimately, Wester Suttieslea Gardens delivers a rare combination of village charm, superb commuter links, and a gateway to nature, making it the perfect base for modern living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



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