

# 4 Redwood Walk

NEWTONGRANGE, DALKEITH, EH22 4NS



*Generously proportioned three-bedroom detached house in Newtongrange*



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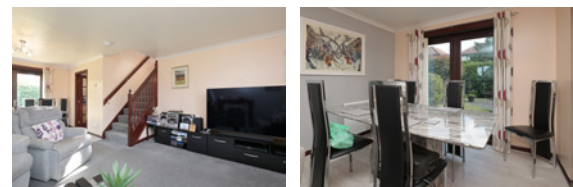
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McEwan Fraser Legal is delighted to present this nicely proportioned three-bedroom detached family home in Newtongrange, Midlothian.

# THE LIVING ROOM



Inside, the property comprises a spacious living/dining room which offers an array of options for furniture arrangements and is flooded with natural light due to a window at one end and French doors at the other end leading onto the rear garden. There is also a window above the staircase.



# THE KITCHEN



The fully equipped kitchen leads to the side door and the back garden. The kitchen is fitted with a gas hob, fan oven and an integrated dishwasher and fridge freezer. In addition, there is a utility room with a freestanding washing machine, just accessed via the kitchen.





The property has three bedrooms, of which two are generous doubles and one is a smaller bedroom, which would make for an excellent kids' room or home office space. There is one main family bathroom which is fitted with an electric power shower over the bath, an en-suite in bedroom 1 with a power shower and also a WC on the ground floor.

## THE BATHROOM





# BEDROOM 1



three bedrooms, of which  
two are generous doubles





# BEDROOM 2





# BEDROOM 3 & VIEW





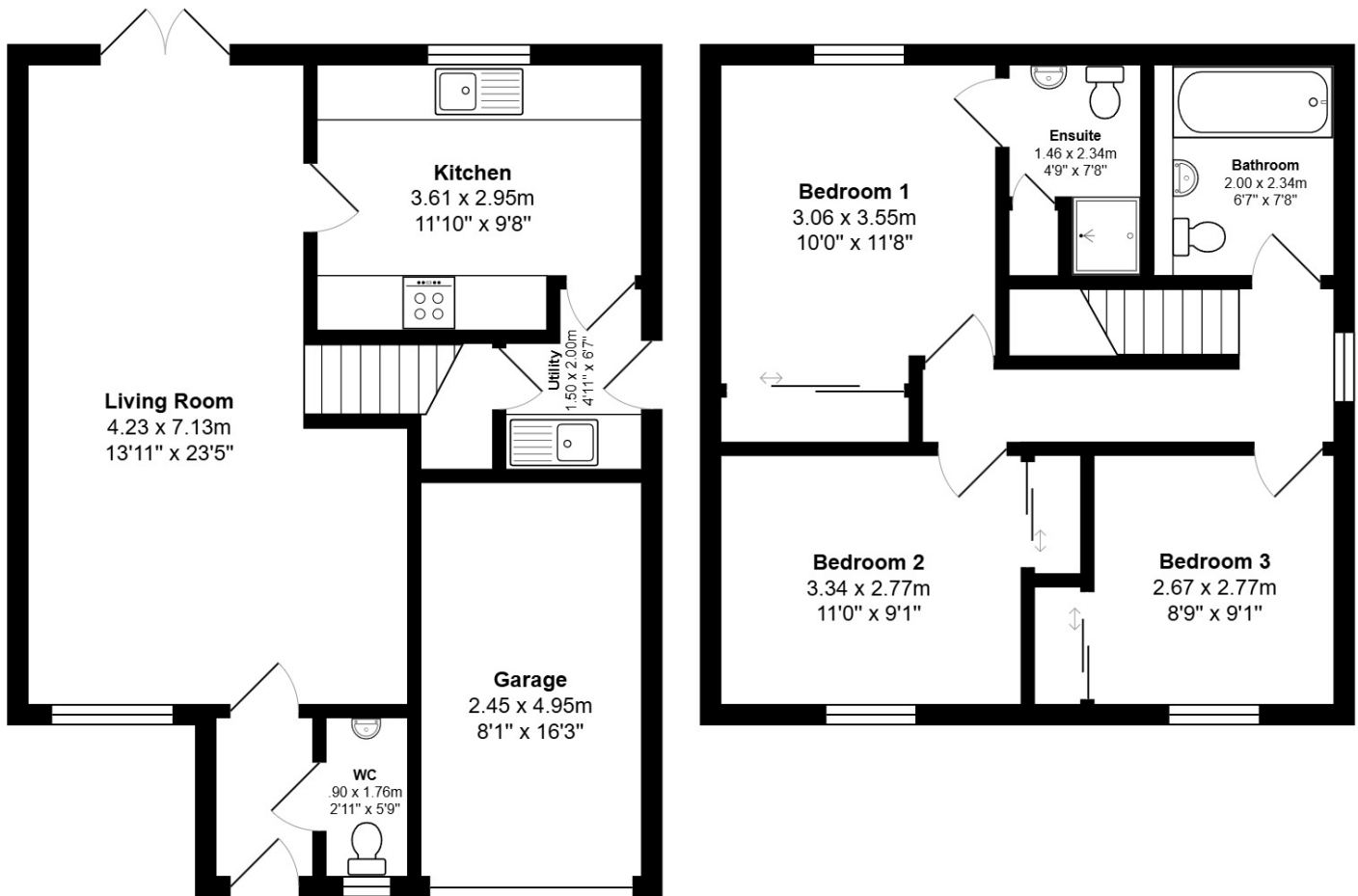
In addition, the property includes private front and rear gardens with a new garden hut which is discreetly positioned down the side of the house, a double drive, single garage, free on-street parking, modern double glazing and gas central heating, making the property cosy and cost-effective, year-round.

# EXTERNALS



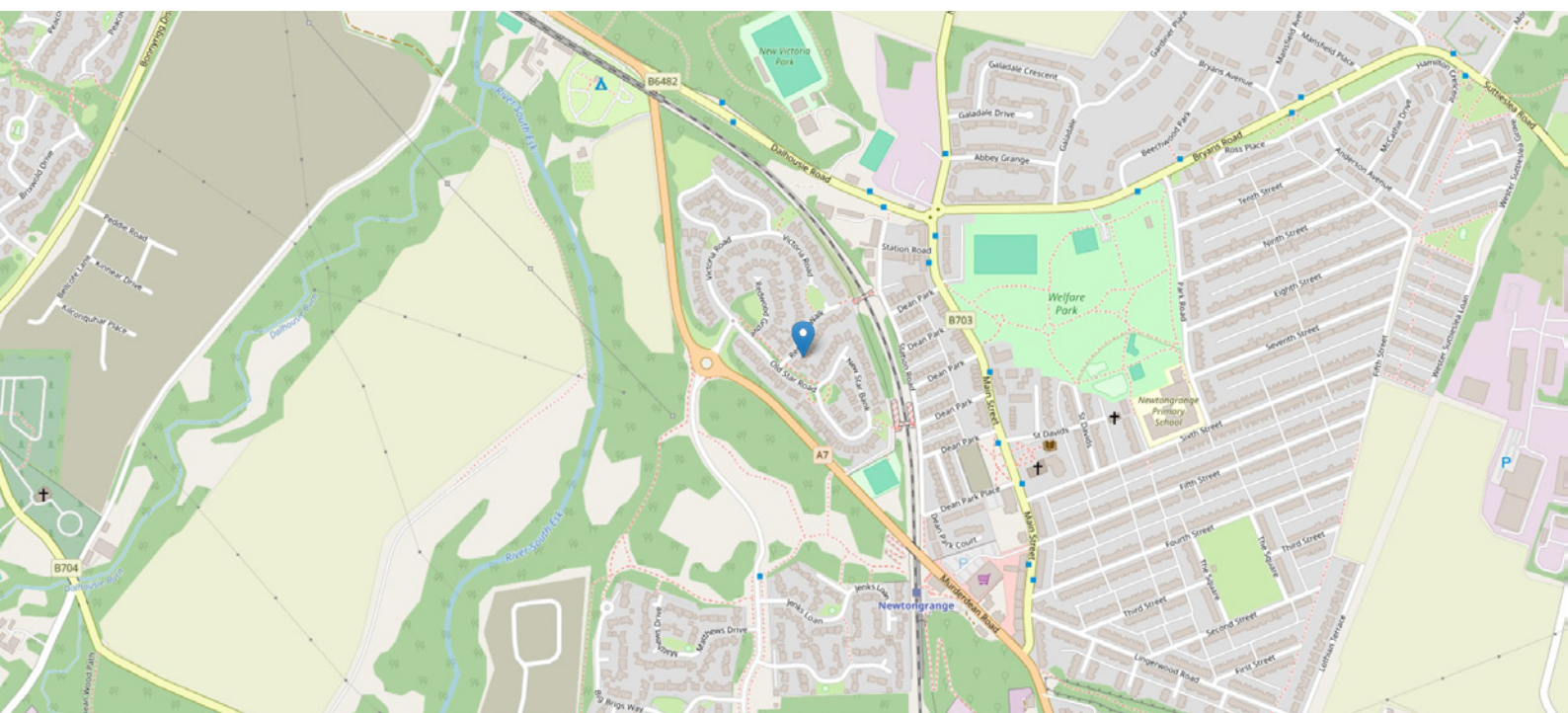


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This property is located within the Midlothian town of Newtongrange, which is well within commuting distance of Edinburgh. This one-time small mining community has undergone considerable upgrading in recent years, with an influx of new industry, and as a result, the local amenities have improved to meet the demand. Newtongrange offers an excellent choice of shops, with a modern Tesco at the Eskbank Road roundabout. Further amenities can be found at nearby Dalkeith, whose high street shopping is renowned.







Leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange Public Park, a vast expanse of open countryside and Newbattle Bowling club which is only 5 minutes from the property. Schooling is well represented from nursery to senior level, with a primary school only a five-minute walk away.

The property is situated close to a main bus route, which operates to Edinburgh and further afield. The A7 major road heading South is just a minute away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network. If this isn't enough, Newtongrange has recently taken advantage of a new Borders railway line, with Newtongrange Railway Station only 10 minutes from the property and providing an easy commute into Edinburgh for anyone needing to travel for work.



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