



**28 Mansfield Road, Newtongrange**

Offers Over **£165,000**



## 28 Mansfield Road

Newtongrange, Dalkeith

Top floor three-bedroom flat with spacious, modern interiors, private driveway and garden. Move-in ready. Close to amenities, schools and transport. Ideal for families, first-time buyers or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

- Top floor three-bedroom property
- Private driveway
- Private rear garden
- Move-in condition
- Bright and spacious accommodation throughout
- Modern fitted kitchen
- Ideal for first-time buyers or families



### Living room

15' 3" x 11' 7" (4.64m x 3.54m)

Bright and spacious living room finished in a modern style, featuring a large comfortable corner sofa, contemporary furnishings and plenty of natural light from the wide windows. The neutral colour palette combined with wood-effect flooring creates a warm and inviting atmosphere, perfect for both relaxing and entertaining. The room also benefits from a stylish coffee table, TV unit and additional shelving, offering both comfort and practicality.

### Kitchen

11' 0" x 10' 2" (3.35m x 3.10m)

Modern fitted kitchen finished to a high standard, featuring sleek white cabinetry, contrasting dark worktops and ample storage space. The kitchen is fully equipped with integrated appliances and benefits from large windows allowing for plenty of natural light throughout the day. Stylish yet practical, the layout offers an ideal space for both everyday living and cooking.

### Bathroom

7' 4" x 6' 4" (2.23m x 1.93m)

Bright and well-presented bathroom fitted with a three-piece suite including a full-sized bath with overhead shower. Finished with contemporary wall tiling and complemented by natural light from the window, the space offers a clean and modern feel. Practical storage solutions and a neutral colour scheme make this bathroom both functional and inviting.





### Bedroom

10' 11" x 14' 5" (3.34m x 4.40m)

Spacious principal bedroom offering a bright and airy feel, enhanced by large windows allowing for plenty of natural light. The room features neutral décor and generous floor space, providing flexibility for additional furnishings or a work-from-home setup. Finished in a clean, modern style, this comfortable bedroom creates a relaxing and welcoming atmosphere.

### Bedroom

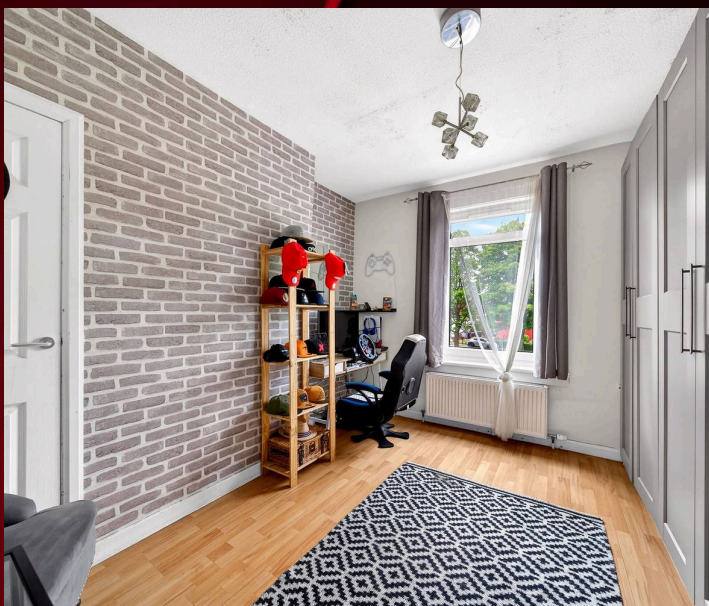
10' 11" x 11' 6" (3.34m x 3.50m)

Well-proportioned second bedroom finished in a modern style, featuring stylish feature wallpaper, wood-effect flooring and excellent natural light from the large window. The room offers versatile space ideal as a guest bedroom, home office or additional family room, with ample storage provided by the fitted wardrobes. Bright and neatly presented throughout, this room adds further flexibility to the property.

### Bedroom

11' 10" x 9' 6" (3.60m x 2.90m)

Bright and comfortable third bedroom presented in neutral tones, offering a calm and inviting atmosphere. The room benefits from generous floor space, large windows providing excellent natural light, and flexible layout options suitable for a bedroom, guest room or home office. Finished in a clean and modern style, this well-proportioned room adds further practicality to the home.





## FRONT GARDEN

The property benefits from attractive outdoor space including a private driveway providing off-street parking and a well-maintained front garden area. A private pathway leads to the main entrance, creating a welcoming approach to the home. The surrounding outdoor space is both practical and low maintenance, while the private rear garden offers additional space ideal for relaxing, entertaining or family use. Positioned within a quiet residential setting, the property enjoys a pleasant and convenient approach throughout.

## GARDEN

Generous private rear garden offering an excellent outdoor space ideal for relaxing, entertaining or family use. The garden benefits from a combination of lawn and patio areas, providing plenty of room for outdoor seating and recreation. Fully enclosed for added privacy, this low-maintenance outdoor space enjoys a bright and open aspect, making it a fantastic extension of the home during the warmer months.

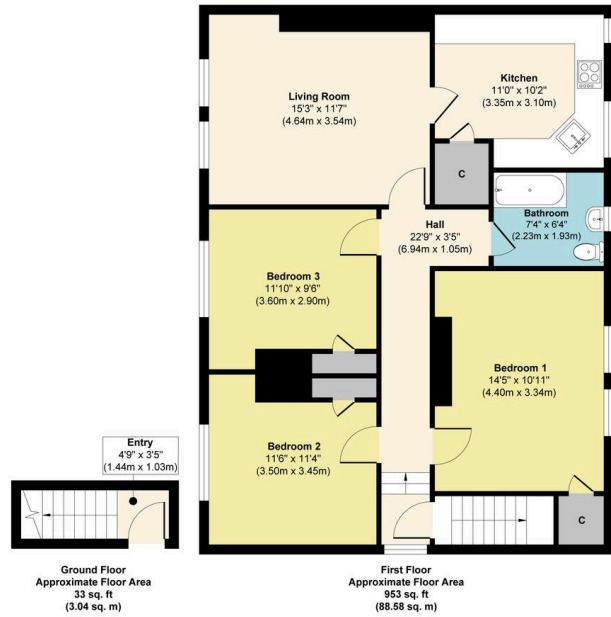
## DRIVEWAY

### 1 Parking Space

Private driveway providing convenient off-street parking directly to the front of the property. Easily accessible and well-positioned, the driveway adds both practicality and everyday convenience while enhancing the overall curb appeal of the home. Ideal for homeowners seeking dedicated private parking within a quiet residential setting.



28 Mansfield Road, Newtongrange, Dalkeith, EH22 4SR



**Approx. Gross Internal Floor Area 986 sq. ft / 91.62 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

EU Directive  
2002/91/EC





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