



Offers Over

£370,000

11 Harmony Crescent

Bonnyrigg | Midlothian | EH19 3NZ

Neilsons are delighted to offer to market this stunning four bedroom detached villa pleasantly positioned within a modern residential development in Bonnyrigg. Boasting an impressive sun room extension while being situated close to excellent amenities, transport links and reputable schooling, the property makes for an ideal family home. Viewing suggested.



4 beds



2 public



2 bathroom



Private gardens



Single garage and double driveway



EPC Band - C



Council Tax Band - F



Description

Internally, the property is presented in true move-in condition while briefly comprising of:

Ground Floor; welcoming entrance vestibule, hallway, spacious front-facing reception room offering flexible use, bright and airy sun room extension with bi-fold doors leading to the garden and a beautiful skylight, modern fully-fitted kitchen/diner with a range of integrated white goods, breakfast bar and under-unit lighting while being finished with a stylish Quartz worktop, separate utility room and a partially-tiled W/C.

First Floor; landing with storage provisions and access via a Ramsey ladder to the partially-floored attic, spacious principal double bedroom with a front-facing outlook and integrated wardrobes, partially-tiled en-suite shower room with a heated towel rail, three further generously proportioned double rooms all with integrated wardrobes as well as space for freestanding furniture, and a partially-tiled family bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and a mixture of triple and double glazing throughout.

Factor fees are payable of approximately £308 per annum.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge, freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Well-kept private gardens can be found at both the front and rear of the property. The front is mostly laid to lawn whilst the rear garden benefits from a low-maintenance upkeep having been laid with artificial turf. There is also a paved area allowing for garden furniture. For the car owner, there is an integrated single garage and double driveway for secure off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Harmony Crescent forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and nearby train station, ideal for the commuter. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool and King George V Park is just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level.





Approx. Gross Internal Floor Area 128.32 Sq M / 1381 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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