



**34 Pendreich Avenue**  
Bonnyrigg, EH19 2EA





# "34 Pendreich Avenue is a three-bedroom, two public, detached family bungalow"

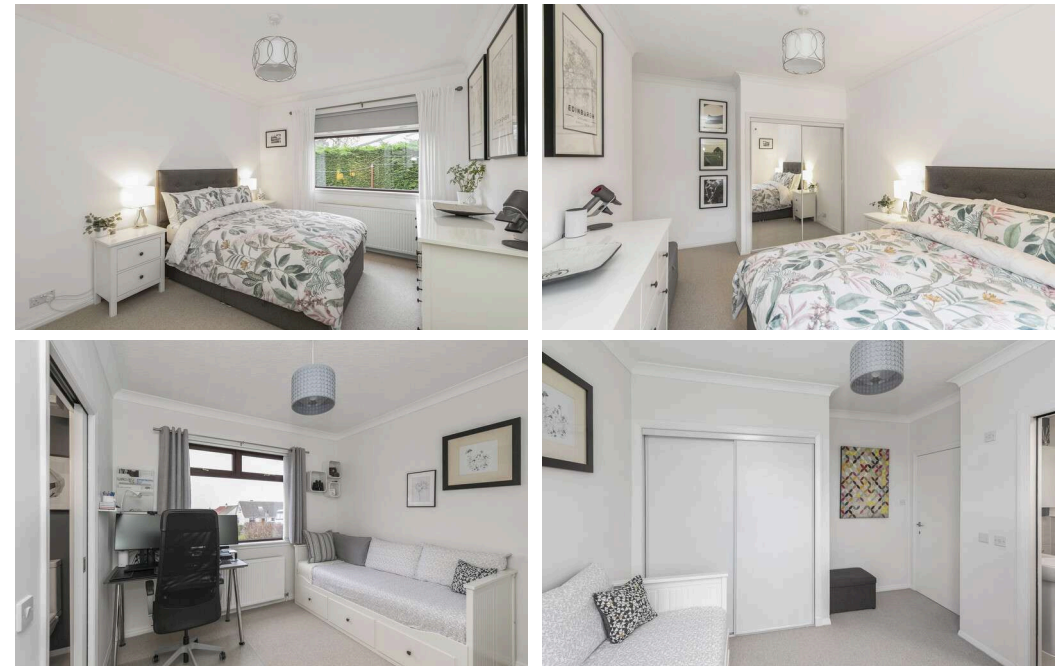
- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- EN-SUITE W.C
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GARAGE
- FRONT & REAR GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING





## LOCATION

Bonnyrigg is a long established community that is approximately 8 miles to the south of Edinburgh city centre. It continues to be particularly popular with growing families and includes well regarded nurseries, primary schools and Lasswade High School. Local shops in the town centre provide a diversity of retailers. A medical centre, post office, banks and a library is available nearby. On the edge of Eskbank is a 24 hour Tesco, Midlothian Community Hospital and access to A7 which in turn leads to the lovely countryside of the Scottish Borders. The new Scottish Borders rail link is only a few minutes away as well as the City Bypass which provides links to the A1, M8, M9 and M90 motorways as well as Edinburgh International Airport and Forth Bridges. Further shopping facilities can be found at Fort Kinnaird and Straiton Retail Parks, both being less than a fifteen minute journey by car. Leisure facilities include popular golf courses such as Broomieknowe and King's Acre and Bonnyrigg Leisure Centre is close at hand. Edinburgh city centre can be reached either by car or by a regular bus service.

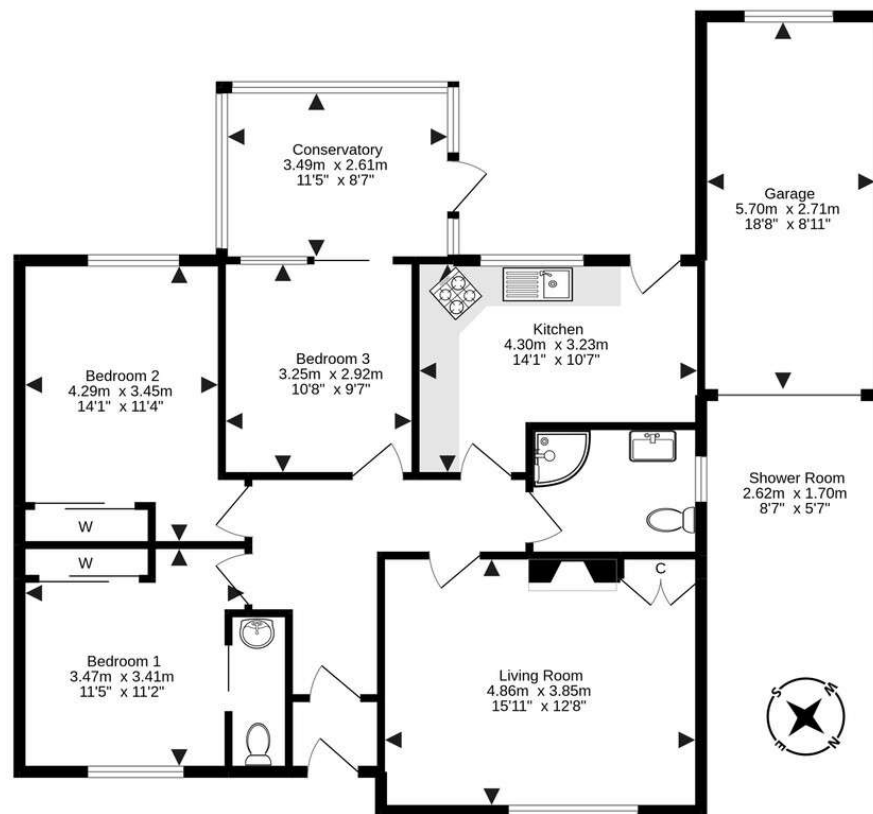


## DESCRIPTION

34 Pendreich Avenue is a three-bedroom, two public, detached family bungalow, located on a generous plot within a small residential development in Bonnyrigg, Midlothian. Within a short walk from the local primary school and Bonnyrigg's town centre, the property is offered to the market in exceptional order and comprises: welcoming entrance hall; bright and spacious front facing living room with feature fireplace; kitchen to the rear with direct access out on to the enclosed private garden; bedroom 1 with fitted wardrobe and en-suite toilet; bedroom 2 with fitted mirrored wardrobe; versatile bedroom 3, currently used as a dining room, leading on to the conservatory and a recently installed contemporary shower room with 3 piece suite and electric shower. Further storage is available in the floored attic which is accessible via Ramsay ladder. Externally there is a low maintenance, southwest facing rear garden with lawned and paved areas, perfect for a table and chairs to enjoy alfresco dining. Extensive front garden as well as sizable side garden offering superb potential to extend, subject to the necessary planning permission. There is a single driveway, suitable for 3 cars, leading to a single garage with light and power. The energy efficiency rating for this property is band D. It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



TOTAL FLOOR AREA : 125.0 sq.m. (1346 sq.ft.) approx.  
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
 Made with Metropix ©2022



229 Portobello High Street,  
 Edinburgh, EH15 2AN  
 T: 0131 669 2121

Fraser Falconer - 07825 951348

84 High Street,  
 Musselburgh, EH21 7BX  
 T: 0131 665 8080

admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents. Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565