



3 BED



2 BATH

15 ESKBANK ROAD

Bonnyrigg
Midlothian
EH19 3AH

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Generous, immaculately presented, semi-detached house in Bonnyrigg, with three bedrooms, three reception rooms, a breakfasting kitchen, and two bathrooms, plus lovingly maintained gardens and a private driveway.

-  Generous semi-detached house
-  Beautifully presented interiors
-  Entrance porch and hallway
-  Spacious living room
-  Contemporary breakfasting kitchen
-  Dining room with bar
-  Versatile sitting room
-  Three bedrooms with storage
-  Four-piece family bathroom
-  Separate shower room
-  Well-maintained front and rear gardens
-  Large private driveway
-  GCH and DG



DESCRIPTION

Beautifully presented inside and out, this spacious and flexible semi-detached house in Bonnyrigg occupies a generous plot and lies close to the amenities the town and the surrounding areas have to offer, including a wide range of shops, schools, restaurants, Eskbank train station, and open parkland – a location that is sure to appeal to families looking for a well-connected home within easy reach of the rest of the county and the capital.

Set back from the road behind a gated driveway and a well-maintained lawn, the home offers instant kerb appeal and the front door opens into a handy entrance porch, leading through to a welcoming hall. To the left of the hall and perfectly positioned to take full advantage of the home's sunny southeast-facing aspect is a living room, where the attractive, well-presented interiors are introduced with tasteful décor and grey wood-styled flooring. From here, you walk through a charming archway into the kitchen – an ideal setup for everyday family life and entertaining alike. The contemporary kitchen (with garden access) features a breakfast bar, catering for morning coffee, weekday breakfasts, and socialising while cooking. A wide selection of mocha-coloured cabinets is accompanied by ample workspace, framed by matching splashback panels. Neatly integrated and contributing to the sleek, modern finish are a raised oven and combination microwave oven, a hob (with a splashback panel), an extractor hood, a fridge/freezer, a wine cooler, a dishwasher, and a washing machine. Continuing the home's sociable layout, the kitchen affords access to the neighbouring dining room, where ample room is provided for a large dining table and chairs and a bar is sure to be a talking point at gatherings and dinner parties. The room also features patio doors opening onto the rear garden, extending the space outdoors during the warmer months. Finally on the ground floor, a sitting room (accessed via double doors from the dining room and from the hall) provides a flexible space which could lend itself to a variety of uses. A carpeted staircase takes you to a first-floor landing, where two bedrooms, a bathroom, and a shower room are accessed. The dual-aspect bedrooms are both accompanied by a wealth of fitted storage and enjoy sunny natural light throughout the day, and both are neutrally decorated and carpeted for comfort. The shower room comprises a large shower enclosure, a basin set into storage, and a WC, whilst the airy family bathroom comes complete with a corner shower cubicle, a separate bathtub, a basin set into a vanity unit, a WC, and a tall towel radiator. The third bedroom is on the second floor, accessed via a staircase from the landing and accompanied by built-in storage and access to the eave's storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is perfectly complemented by beautifully maintained gardens, with a well-kept lawn to the front and several manicured lawned areas to the rear, accompanied by lovely colourful shrubs and planting, a large patio for outdoor seating, and a handy shed. Off-street parking is provided by a private, gated front driveway.

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

EXTRAS

All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances. Also available to be included within the sale are the garden shed and tools, a garden seat, the dining room bar and stools, the kitchen bar stools, the TV in the kitchen, the dining room furniture, the living room sofa, and the bed from bedroom three.

Energy Rating : D

VIEWING :

Tel GSB Properties on 01620 825368













LOCATION

Increasingly popular with professionals and families seeking a quiet retreat from the capital, the historic town of Bonnyrigg enjoys a picturesque countryside setting just seven miles from Edinburgh city centre. Well-served by excellent local amenities, the town's bustling high street is home to numerous well-known and independent retailers, as well as a range of supermarkets, a bank, pubs, and eateries. Further beneficial facilities include a medical centre and local hospital, whilst, in terms of education, the town is serviced by five primary schools and a high school. Set between the forks of the River Esk and surrounded by idyllic Midlothian countryside, Bonnyrigg is the perfect base from which to enjoy a range of outdoor pursuits, including pleasant walks and cycle rides, with the town also hosting its own rugby and bowling clubs, as well as the prestigious Broomieknowe Golf Course. Falling into the capital's commuter belt, Bonnyrigg enjoys superb transport links, lying near to the Edinburgh City Bypass and benefiting from regular bus links, and a nearby rail service, into the capital.

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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

