










Offers Over

£320,000

1 Brixwold Bank

Bonnyrigg | Midlothian | EH19 3FD

This delightful detached bungalow is set on an enviable corner plot with sizeable private gardens, driveway and garage, quietly positioned within a pleasant cul-de-sac with lovely leafy aspect to front. Forming part of a sought after modern development in the popular Midlothian town of Bonnyrigg, the property is within easy reach of excellent amenities, reputable schooling and commuting links.

-  3 Bedrooms
-  2 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway & garage
-  EPC Rating – C
-  Council Tax Band - E



Description

The generously proportioned accommodation has been very well maintained by the present owner and offers an excellent home in a great location, undoubtedly appealing to families, professionals and retirees alike or those looking to downsize. Internal viewing is recommended to be fully appreciated. In brief the accommodation comprises entrance hallway with storage provisions with access to all rooms. There is a particularly spacious dual aspect bay windowed lounge/diningroom, a modern kitchen/diner with window to side and door leading to the back garden. Fitted out with a range of wall and base units with built-in gas hob, electric oven and hood, fridge freezer and washing machine. The principal bedroom is of generous proportions and is located to the rear with built-in wardrobes and an en-suite shower room with three piece suite. There are two further double bedrooms, again both benefiting from built-in wardrobes. The family bathroom comprises of a white three piece suite with WC, bath and wash hand basin set within vanity units. In addition, there is a large, partially floored attic with Ramsay ladders access, providing ideal storage provisions. Further benefits include a gas central heating system with condensing boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, fridge freezer and washing machine.

Gardens, driveway and garage

The property commands a large corner plot with wraparound gardens together with driveway providing off-street parking leading to the single garage with power and light. The fully enclosed rear garden has recently been landscaped and offers a lovely addition to this home, with paved patio ideal for outside dining, area of lawn with attractive borders. The shed and summerhouse shall be included in the sale. There is an outside water tap.

Factors

A factoring fee is payable to James Gibb of approx. £68 per quarter for the upkeep of the communal garden grounds.

Viewing

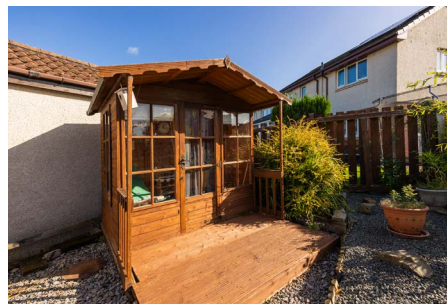
By appointment with Neilsons on 0131 625 2222.





Location

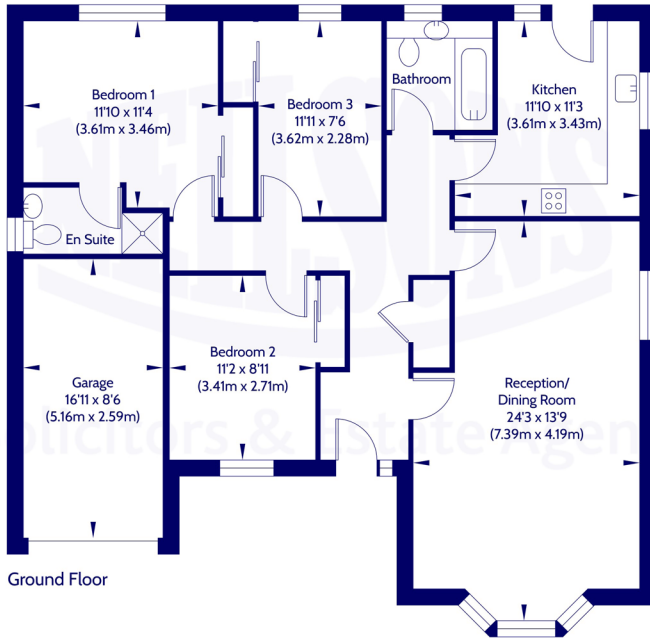
Brixwold Bank forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The property is nearby train stations for ideal for commuting. 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 with King George V Park 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. Internal Area 93.97 Sq M / 1012 Sq Ft.

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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