



Solicitors & Estate Agents










Offers Over

**£299,995**

## 13 Brixwold View

Bonnyrigg | Midlothian | EH19 3FA

This impressive, beautifully presented 3-bedroom detached villa occupies a corner plot with pleasant open aspects to the front and rear. The property benefits from sizeable gardens to the front, side and rear together with driveway and integral garage.

-  3 Bedrooms
-  2 Public rooms
-  2 Shower rooms
-  Private gardens
-  Driveway & garage
-  EPC Rating – D
-  Council Tax Band - E



## Description

The property forms part of an established modern development within the ever popular Bonnyrigg district of Midlothian, within easy reach of good local amenities, excellent commuting links and reputable schooling. Offered to the market in true move-in condition, this fine home shall undoubtedly appeal to a wide variety of buyers and merits internal viewing to be fully appreciated. In brief the accommodation comprises; entrance hallway with carpeted staircase leading to the upper landing. The dual aspect lounge/diningroom enjoys excellent natural light and diving naturally into sitting and dining areas. The lounge itself enjoys an open aspect and features a fireplace incorporating the gas fire. French doors from the dining room lead to the rear garden. There is a stylish integrated kitchen/diner to the rear fitted with ample wall and base units with built-in gas hob, electric oven and hood with integrated dishwasher and fridge freezer. A handy utility room is located off with additional access to the garden with further storage cupboards and sink unit. The downstairs two piece WC apartment is situated off the utility room. Upstairs leads to the three sizeable double bedrooms all with built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. Lastly the main shower room comprises of a three piece white suite with mains shower with useful cupboard with shelving providing great storage provisions. In addition, there is a part floored attic with Ramsay ladder access, providing great additional storage space. Further benefits include gas central heating and double glazing.



## Extras

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

## Gardens, driveway & garage

The property commands an enviable corner plot enjoying open aspects to the front and rear. There is a sizeable monoblock driveway to the front which leads to the single garage with power, light and electric door. Situated to the rear is a fully enclosed landscaped garden, laid with paved patio, ideal for outside dining with artificial lawn beyond. In addition, there is a summer house which shall be included in the sale.

## 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

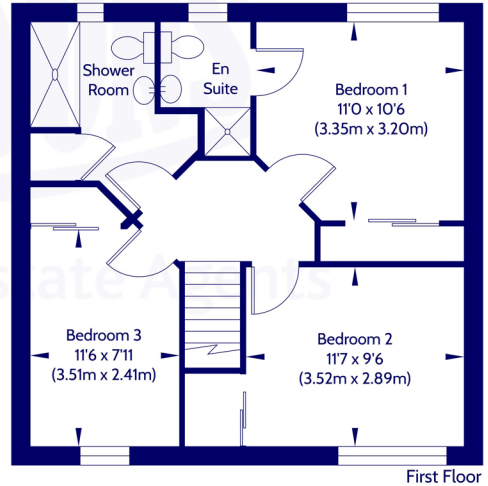
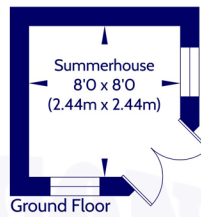
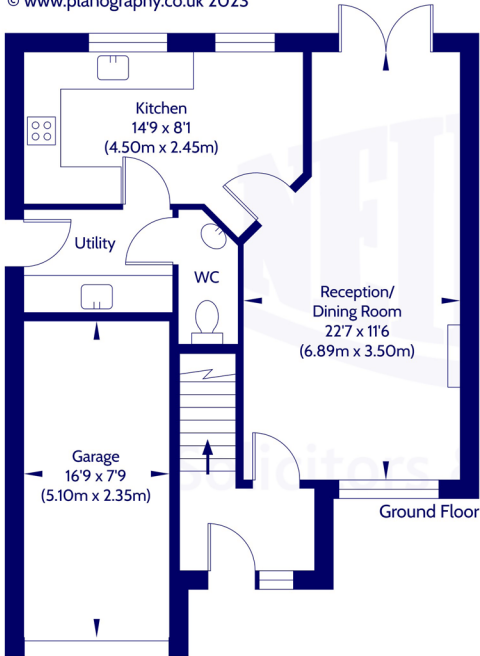
Brixwold View forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's 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 93.72 Sq M / 1009 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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