










Fixed Price

£289,000

19 Quarryfoot Green

Bonnyrigg | Midlothian | EH19 2EJ

Impressive, beautifully presented extended end-terraced villa with lovely private gardens and separate lock-up garage. Quietly positioned within a pleasant cul-de-sac setting, yet within easy reach of excellent amenities, reputable schooling and superb transport links.

-  3 Bedrooms
-  2 Public room
-  1 Bathroom
1 Shower room
-  Private gardens
-  Lock-up garage
-  EPC Rating – D
-  Council Tax Band - D



Description

Offered to the market in true move-in condition, this delightful home is a must see to be fully appreciated! Providing unique, contemporary accommodation, undoubtedly appealing to a wide variety of buyers including families and professionals alike, seeking a high standard of living with a light and stylish interior throughout. Having been upgraded to a high standard throughout, with a light and stylish interior. This fine home comprises: entrance porch, stunning open plan lounge, dining room and kitchen enjoying excellent natural light with triple aspect. The room divides naturally into the sitting room and dining kitchen with cleverly designed study area under the stairs. The kitchen itself has been fitted with a range of sleek white wall and base units incorporating BOSCH built-in oven and microwave, an integrated dishwasher and features a central island with Induction hob. From the dining area is French doors leading to the family room/conservatory providing a pleasant aspect over the side/rear garden and leads to the useful utility room. Completing the downstairs accommodation is the sizeable, extensively tiled bathroom with window, comprising of a white contemporary suite with shower over bath. An open plan staircase from the lounge leads to the upper landing, which in turn provides access to all three good sized bedrooms and the stylish shower room. In addition, there is a part floored loft with Ramsay ladders providing excellent storage provisions and further benefits include double glazing and gas central heating with combi boiler controlled via a NEST heating system.



Extras

All the fitted floor coverings and blinds shall be included in the sale together with the built-in BOSCH Induction hob, separate built-in BOSCH microwave, oven, and integrated dishwasher.

Gardens, parking & lock-up garage

There is a sizeable garden located to the front laid to lawn with path to entrance with small paved patio. Access to the side leads to the fully enclosed rear garden, again mainly laid to lawn with paved patio and houses the garden shed. Ample resident's parking is available and there is a private lock-up garage located within the cul-de-sac.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

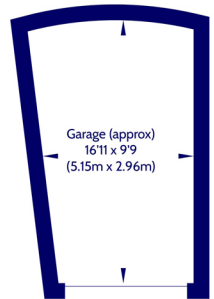
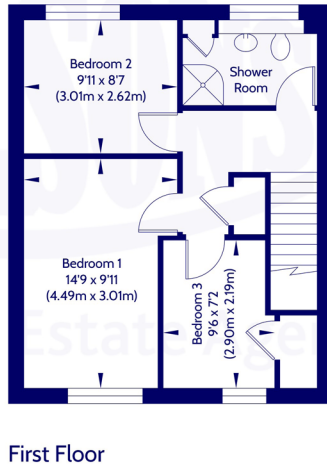
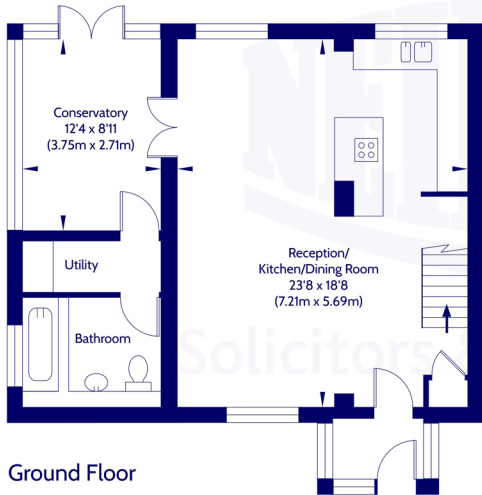
Quarryfoot Green is situated within the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The 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 Kings 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 106.83 Sq M / 1150 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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