



5 Eldindean Place
Bonnyrigg, Midlothian, EH19 2EY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Access to partially floored attic via Ramsay Ladder.
- Bay windowed living room with feature fire (could be used as a bedroom).
- Dining room.
- Modern fitted kitchen with appliances.
- Sitting room with French doors to rear garden.
- Two good sized double bedrooms - one with patio doors to rear garden.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Private garden to front.
- Well maintained, enclosed private garden at rear.
- Driveway for two cars leading to garage.
- Unrestricted on street parking.



GENERAL DESCRIPTION

Well presented, rarely available, semi-detached bungalow situated in the popular Midlothian town of Bonnyrigg, an ideal commuter base into Edinburgh and close to an excellent range of local amenities. The property would make an ideal family home in a great location and there is potential to extend the property into the attic subject to usual planning consents.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 2 MILES TO ESKBANK TRAIN STATION.
AIRPORT: APPROXIMATELY 13.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Dalkeith and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE STANDING COOKER, COOKER HOOD, INTEGRATED FRIDGE, FREEZER AND FREE STANDING AUTOMATIC WASHING MACHINE FOR ALL OF WHICH THERE ARE NO GUARANTEES. THE GARDEN SHED AND THE FREE STANDING WARDROBES WITHIN ONE OF THE BEDROOMS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



**Eldindean Place,
Bonnyrigg,
Midlothian, EH19 2EY**

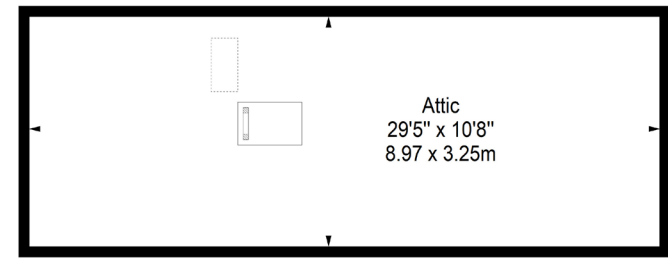


Approx. Gross Internal Area
1203 Sq Ft - 111.76 Sq M
(Including Garage)

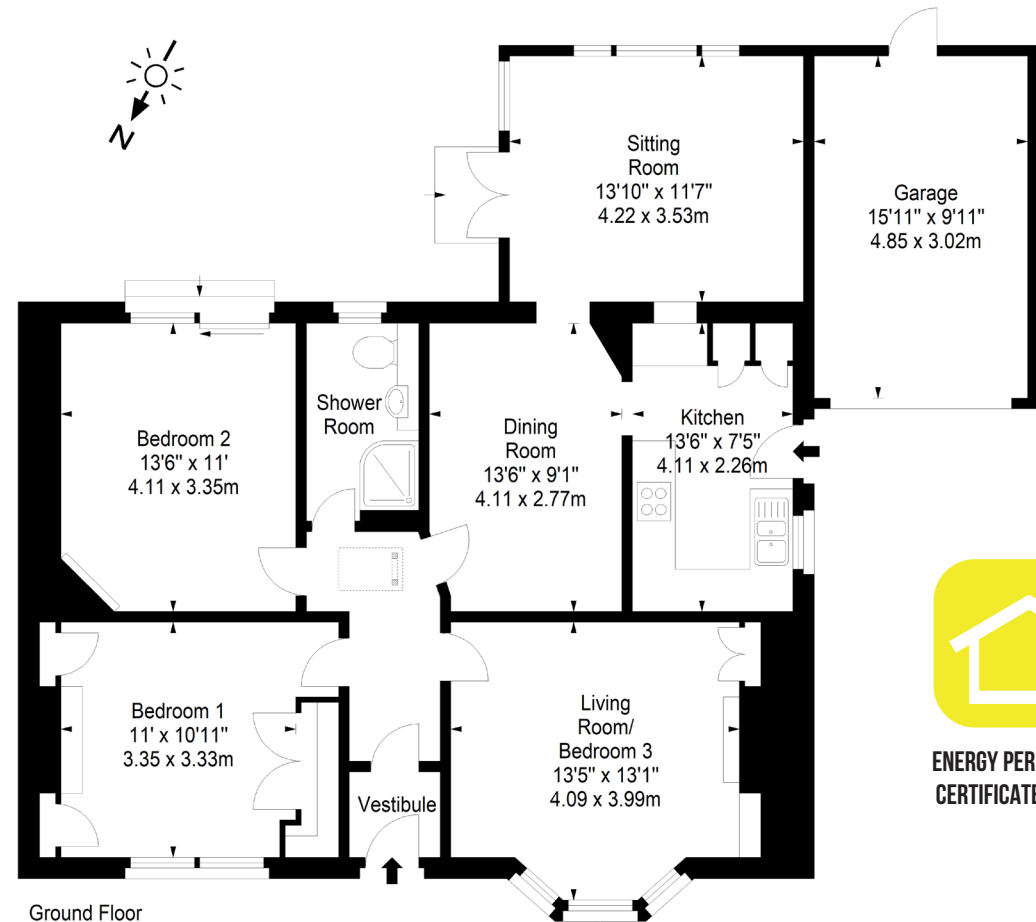
Attic

Approx. Gross Internal Area
317 Sq Ft - 29.45 Sq M

For identification only. Not to scale.
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Attic



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.