










Offers Over

£365,000

7 Brixwold Park

Bonnyrigg | Midlothian | EH19 3FF

An immaculately presented, 5 bedroom detached villa, forming part of an established modern development in the sought after town of Bonnyrigg. Enjoying a lovely leafy setting and being close to local amenities, reputable schooling and transport links, this property would make a fantastic family home and viewing is highly recommended.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band- F



Description

In move in condition, the accommodation is laid out over two levels. You enter a welcoming hallway with an understairs storage cupboard. The lounge is bright and airy with a bay window, gas fire and is open plan to the dining room which has glazed sliding doors to the rear garden. The kitchen is modern, with sleek white wall and base units with wooden worktops and splashback tiling. Off the kitchen is a useful utility room with a door to the rear garden and a handy WC. Completing the accommodation on this level is bedroom five which has a walk in wardrobe and is currently used as a family room.

Moving upstairs, there is a storage cupboard on the landing. The principal bedroom has a built in wardrobe and en-suite shower room. There are three further bedrooms, two of which also have built in wardrobes and the third is set up as a study. The family bathroom is fully tiled and has a shower over the bath. There is also a partially floored attic which is accessed via a Ramsay ladder.

The property further benefits from gas central heating (with a Hive system) and double glazing.



Extras

All fixtures and fittings are included in the sale along with the induction hob and oven, integrated fridge/freezer, integrated dishwasher and garden shed.

Gardens & Parking

A neat front garden welcomes you to the property and to the rear is a delightful fully enclosed garden, mainly laid to lawn with mature shrubs and a large patio area offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking for two cars and on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





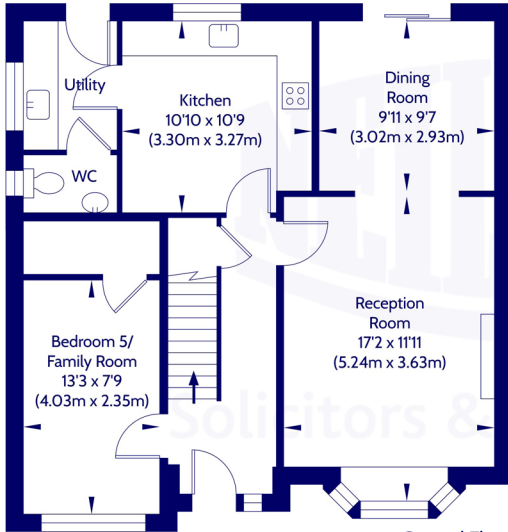
Location

Brixwold Park 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 the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and nearby train station, ideal for the commuter. 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 and King George V Park is 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.

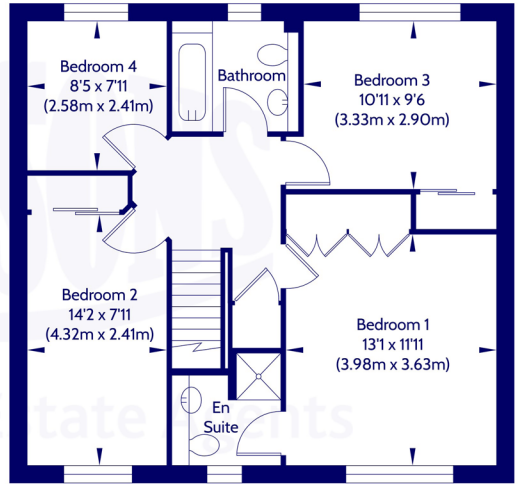




Approx. Gross Internal Floor Area 128.02 Sq M / 1378 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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