



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**41 Eldindean Road**

Bonnyrigg EH19 2HP

# 41 Eldindean Road

Situated in popular Bonnyrigg, this three-bedroom semi-detached bungalow comes with spacious, light-filled accommodation and contemporary interiors. The home boasts a generous living room with a wall-mounted fireplace and press storage, a French-doored double-aspect dining room adjoined by a modern kitchen with sleek fitted cabinetry and high-quality worktops. The bungalow further features three double bedrooms (two with wardrobes), generous eaves storage and a family bathroom. Externally, the property benefits from a paved driveway leading to an enclosed rear garden with outdoor seating space. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



## Property Summary

- Semi-detached bungalow in Bonnyrigg
- Outstanding location near shops, green space and commuter links
- Modern interiors throughout
- Vestibule and hall with storage
- Living room with fireplace
- Sun-facing dining room
- Attractive galley-inspired kitchen
- Three spacious bedrooms
- Three-piece family bathroom
- Generous, versatile eaves storage
- Enclosed rear garden
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £340,000







Sun-facing dining room  
and an attractive  
galley-inspired kitchen







Three spacious bedrooms,  
a three-piece family  
bathroom, and generous,  
versatile eaves storage





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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

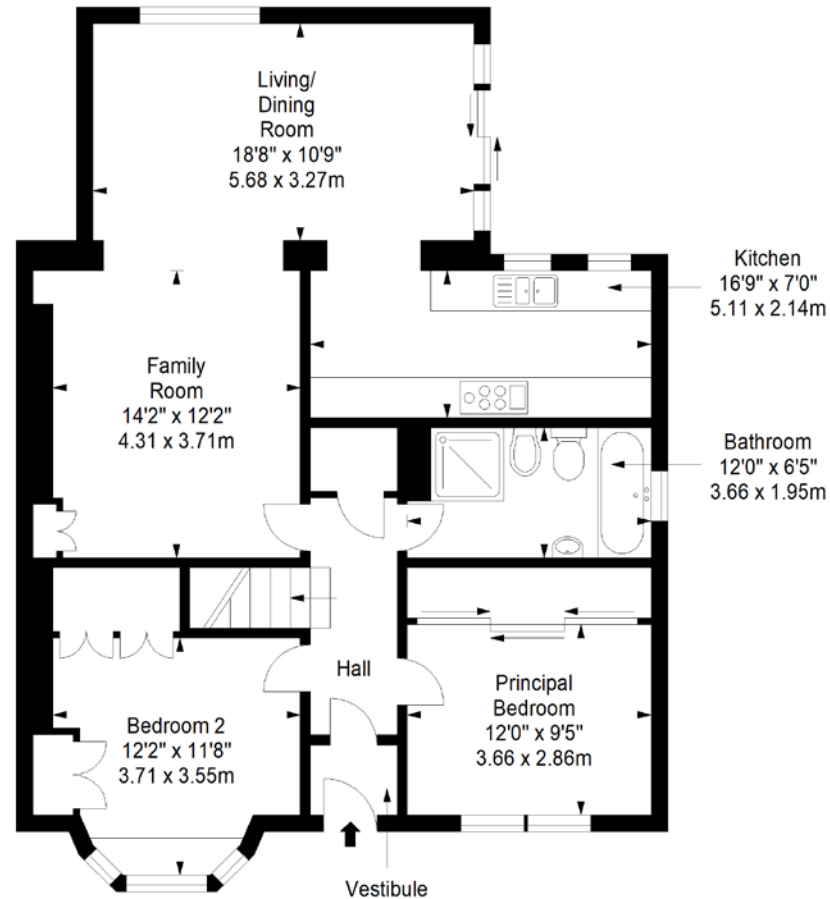
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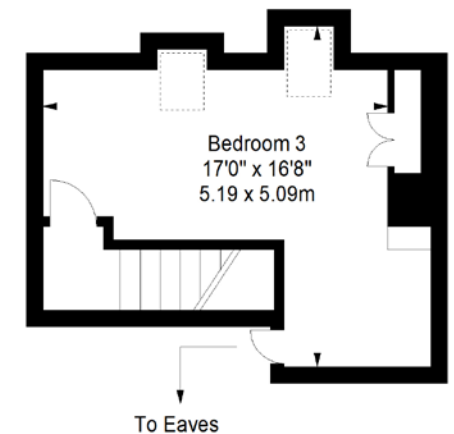
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 98.4 sq. metres (1059.2 sq. feet)



**First Floor**  
Approx. 23.1 sq. metres (248.7 sq. feet)



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)