










Offers Over

**£189,995**

## 18 Willow Avenue

Bonnyrigg | Midlothian | EH19 3DP

Impressive, beautifully presented semi-detached villa affording a sizeable corner plot with private gardens to the front, side and rear incorporating a driveway providing valuable off-street parking. Quietly positioned within a popular estate in the Midlothian town of Bonnyrigg, close to everyday amenities, excellent commuting links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



## Description

The extensively upgraded home is offered to the market in true move-in condition and shall undoubtedly appeal to the professional person/couple or small family seeking a fine home in a great location. The property has undergone a thorough programme of refurbishment including new external back door, a new combi boiler (smart control) and radiators to the upper floor, together with decoration and flooring throughout – to name but a few! Viewing is recommended to be fully appreciated! In brief the accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor with good storage provisions below. The lovely, light-filled lounge/diningroom enjoys a dual aspect and features a wall-mounted contemporary remote control electric fire. The stylish kitchen is fitted with sleek white wall and base units with built-in electric hob, oven and hood and integrated fridge freezer. Windows to the side and rear provide good natural light and a door leads to the rear garden. Upstairs houses the two generously proportioned double bedrooms, both benefiting from cleverly designed built-in wardrobes and the modern bathroom, which comprises of a white three piece suite, is fitted with mains shower over bath. In addition, there is an extensively floored attic with Ramsay ladders providing further storage provisions and further benefits include gas central heating with combi boiler, double glazing and interlinked smoke and heat detectors.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated fridge freezer.

## Gardens and parking

The front garden is laid to lawn with attractive borders with pathway to the side and main entrance. There is a shed with power located within the side garden and the large rear garden is laid to lawn with paved patio and incorporates the driveway, providing off-street parking for one car.

## Viewing

By appointment with Neilsons on 0131 625 2222.





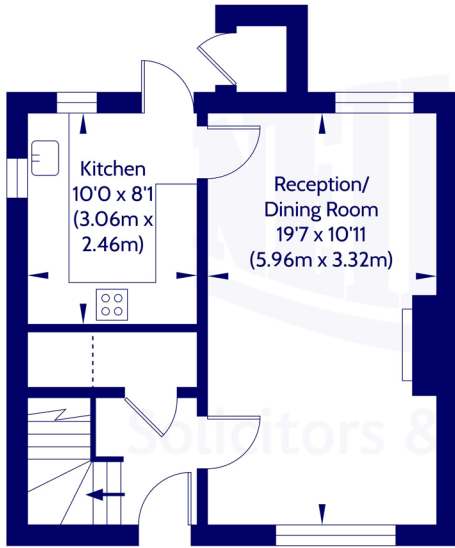
## Location

Willow Avenue forms part of an established neighbourhood in the 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, 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

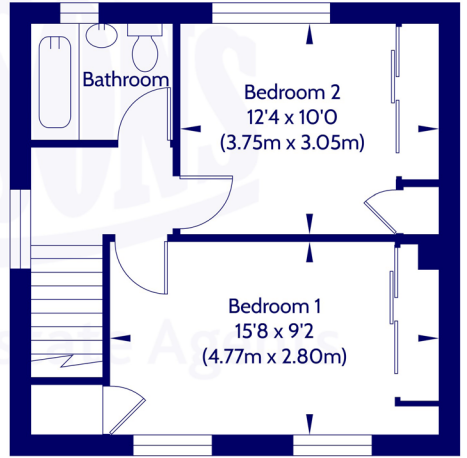




Approx. Gross Internal Floor Area 70.74 Sq M / 761 Sq Ft.



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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