










Offers Over

£260,000

12 Pendreich View

Bonnyrigg | Midlothian | EH19 2EL

An excellent opportunity has arisen to purchase this charming two bedroom detached bungalow with private gardens, driveway and garage. Quietly positioned within an enviable location within the popular Midlothian town of Bonnyrigg, close to many amenities, reputable schooling and superb commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation shall undoubtedly appeal to the retirees or those looking to downsize, yet offers excellent development opportunity (subject to the relevant permissions being obtained) and shall undoubtedly appeal to those with a vision to create a bespoke home in an excellent location. In brief, the accommodation comprises; entrance vestibule and hallway, good sized lounge with bay window to front, and features a living flame gas fire. The kitchen which is located off the lounge, is fitted with wall and base units with built-in gas hob, electric oven and hood together with additional appliances included in the sale. A door provides direct access to the rear garden. There are two good sized double bedrooms, both benefiting from built-in wardrobes and the extensively tiled shower room comprises of a three piece suite with wash hand basin set in vanity unit and shower cubicle with electric shower. Further benefits include an extensively floored attic, gas central heating with combi boiler and double glazing.



Extras

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

Gardens and parking

There are attractive gardens to the front and rear together with a driveway to side leading to the garage.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

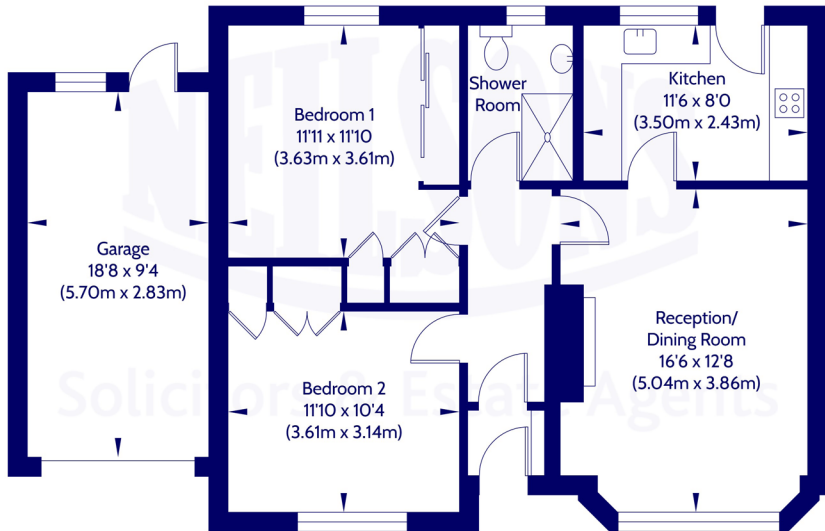
The popular Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system, with frequent public transport links available 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. The nearby Broomieknowe Golf Course is within a short walk away with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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 69.08 Sq M / 744 Sq Ft.

Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

