










Offers Over
£210,000

13 Hazel Drive

Bonnyrigg | Midlothian | EH19 3EJ

This charming terraced property, situated in the heart of Bonnyrigg, offers both comfort and convenience, making it an excellent choice for first-time buyers or young families. Boasting private front and rear gardens and located in a desirable area, the property is within easy reach of local amenities, including shops, schools, and recreational facilities, catering to the needs of everyday life. Excellent transport links are nearby, ensuring straightforward access to surrounding areas, making it an ideal base for commuting or exploring the wider region.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The property boasts a beautifully designed reception room, benefiting from dual-aspect views over both the front and rear gardens. This feature floods the space with natural light, creating a bright and airy atmosphere. The reception room offers ample space for a dining area, making it perfect for hosting family meals or entertaining guests. The room is finished with laminate flooring for durability and style, complemented by a feature wall that adds a touch of character and warmth. The kitchen is a standout feature, blending modern aesthetics with practicality. It is fitted with soft grey wall and base units, providing ample storage and a contemporary feel. Integrated appliances enhance the sleek design, while exposed brick splashbacks add a rustic charm to the space. A rear door leads directly to the garden, offering easy access for outdoor dining or leisure. The property includes three well-proportioned bedrooms, each thoughtfully designed for comfort and versatility. The first bedroom is a spacious double with a front-facing aspect and cozy carpeting, creating a tranquil retreat. The second bedroom, a single, comes with built-in storage and is ideally suited as a nursery, home office, or guest room. The third bedroom, another double, enjoys a rear aspect with carpeting for added comfort, providing a peaceful and private space. The bathroom is fitted with a sleek three-piece white suite, including a bath with a thermostatic shower overhead and a glass shower screen, offering both functionality and modern style.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property features a fully enclosed rear garden, surrounded by a combination of fencing and a hedgerow at the rear for added privacy. The garden is ideal for outdoor relaxation or entertaining, with plenty of space for personal touches. The front garden is designed for low maintenance, enhancing the property's curb appeal. On-street parking is conveniently available, ensuring easy access for residents and guests alike.

Viewing

Please contact Neilsons on 0131 625 2222.





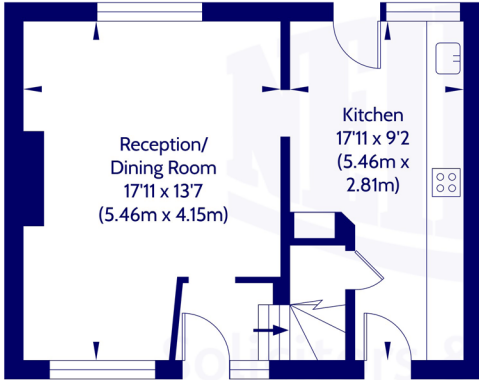
Location

Situated within the established and 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 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.

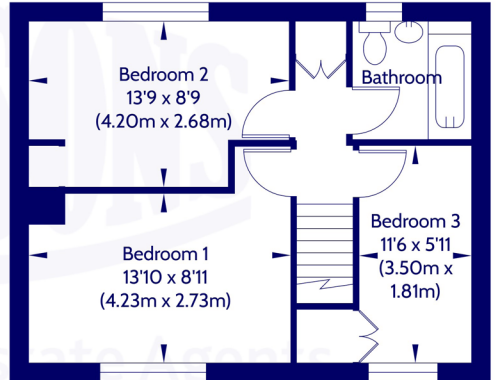




Approx. Gross Internal Floor Area 78.09 Sq M / 841 Sq Ft.



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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