



RALPH SAYER
SOLICITORS & ESTATE AGENTS

39 Bairds Way

Bonnyrigg EH19 3N



39 Bairds Way

We are delighted to bring to the market this extremely spacious and rarely available detached house which would make the perfect home set in a modern, but established development. Boasting private gardens, an expansive driveway, heat pump, gas central heating and double glazing this lovely property is in 'move in' condition.

The accommodation comprises welcoming entrance vestibule and hallway with neutral decor and wooden flooring, large bright lounge, family dining kitchen with under stair storage and modern units, integrated oven, 4 burner gas hob, extractor hood and fridge freezer and a generous dining space flooded with natural light, downstairs WC with toilet and sink and completing the ground level is a large study/bedroom 5 with built in storage. Meandering up a wide staircase the upper-level, all carpeted with exception of the bathrooms, benefits from a spacious master bedroom with built in mirror wardrobes and elegant en-suite shower room, two further bedrooms both with built in mirror wardrobes and a 4th bedroom overlooking the front of the property. There is a storage cupboard hosting the water tank and loft access, and the house is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed west facing rear garden is 2-tier with the patio area, perfect for al fresco dining or entertaining, immediately to the rear of the house on one level and a decked area and lawn with borders completing the private rear garden. This area is accessed via patio doors from the kitchen/diner or around the side of the property. There is also a small shed at the side of the property. At the front of the property are 2 areas laid to lawn and chipped and a large mono-blocked driveway which can accommodate a number of vehicles. An EV charger is also in place for convenient electric vehicle powering.





Lovely detached family villa on prime corner plot





BEDROOM 2





Property Summary



- Modern residential development in Bonnyrigg
- Detached villa on prime corner plot
- Hallway
- Sitting room
- Open plan kitchen & dining room
- Ground floor double bedroom
- Master bedroom with en-suite shower room
- Two further double bedrooms with built-in wardrobes
- Single bedroom/home office
- Stylish three-piece family bathroom
- Heating - air source heat pump & gas central heating
- Monobloc driveway to front
- Front garden
- West facing rear garden - 2-tier with paved patio area, decking & lawn
- EV charging point
- EPC Rating - C | Council Tax Band - F

Home Report Value - £380,000

Let us help you find your next
dream property!



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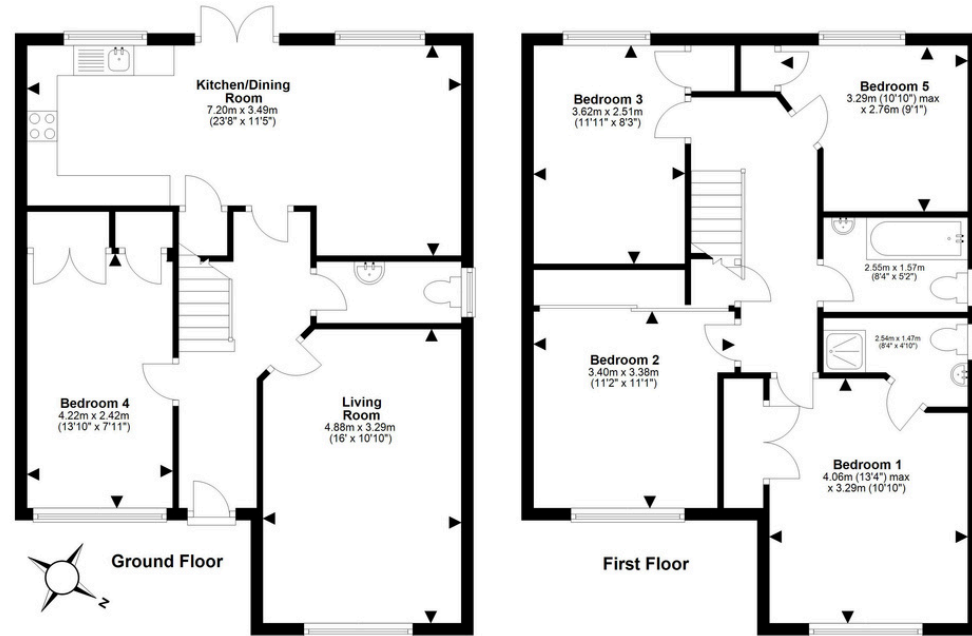
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of the city centre and excellent transport links, including the nearby city by-pass and the Borders railway, with station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders. The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead. Numerous leisure opportunities are available, with three local golf courses, many walking options, with Roslin Glen Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool. A good selection of schooling is catered for from primary to secondary.