



3 Brixwold Park
Bonnyrigg, Midlothian, EH19 3FF



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Superb 4 bedroom detached house with lovely south-west facing rear garden and driveway

- Superb open plan sitting/dining room
- Stylish kitchen/breakfast room
- Utility room & WC
- Principal bedroom with en-suite
- 2 further double bedrooms
- Bedroom 4/study
- Popular & convenient location
- Lovely south-west facing rear garden
- Driveway
- Gas central heating & double glazing

Offers Over: £305,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

About the Property

Located in a superb modern development in the popular town of Bonnyrigg, this impressive 4 bedroom detached house benefits from a delightful south-west facing rear garden and driveway to the front.

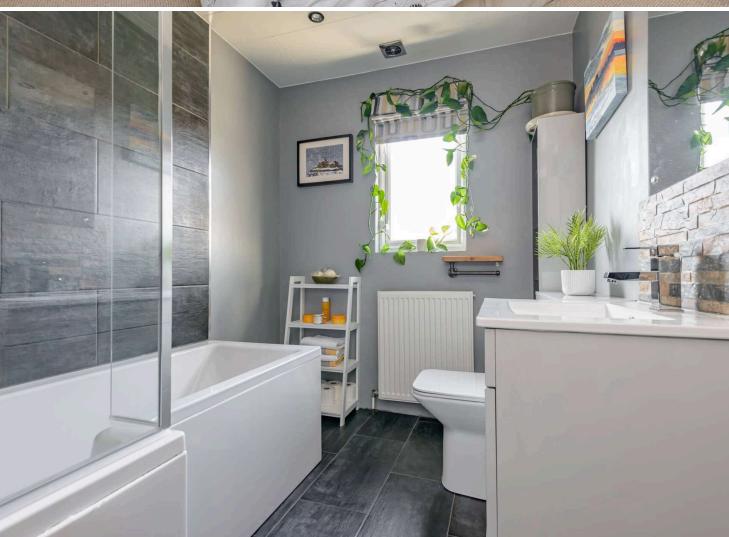
The stylish interior offers well proportioned, tastefully presented accommodation over two levels in excellent condition complemented by quality fixtures and fittings.

Extras

All fitted floor coverings, blinds, light fittings, oven, combination microwave, hob, extractor hood, dishwasher and washing machine are included in the sale price. The garden shed is also included in the sale price. The fridge freezer is available by separate negotiation.



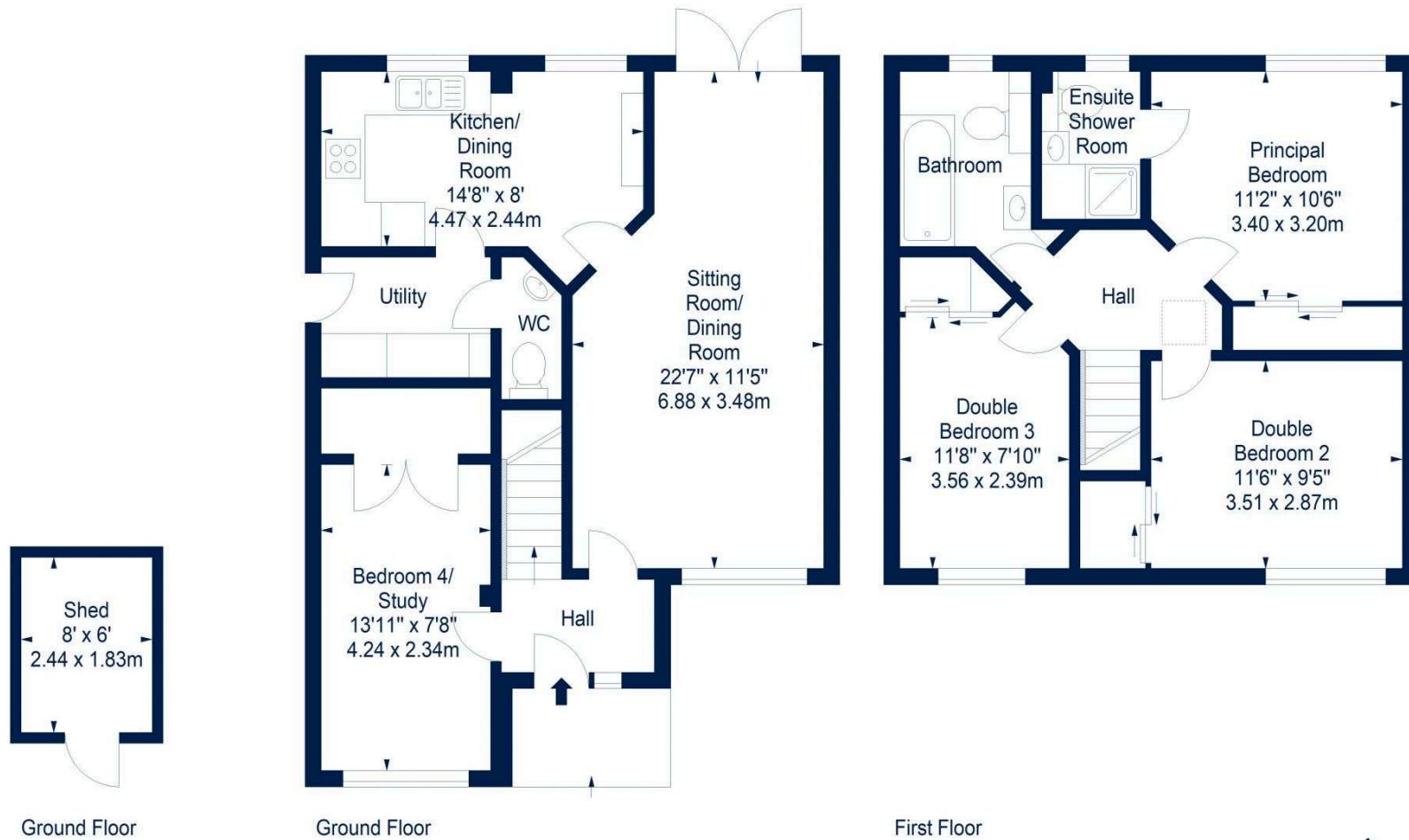




Location

Bonnyrigg is conveniently situated within thirty minutes drive of Edinburgh city centre. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.

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House - Approx. Gross Internal Area - 1154 Sq Ft - 107.21 Sq M
Shed - Approx. Gross Internal Area - 48 Sq Ft - 4.46 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.