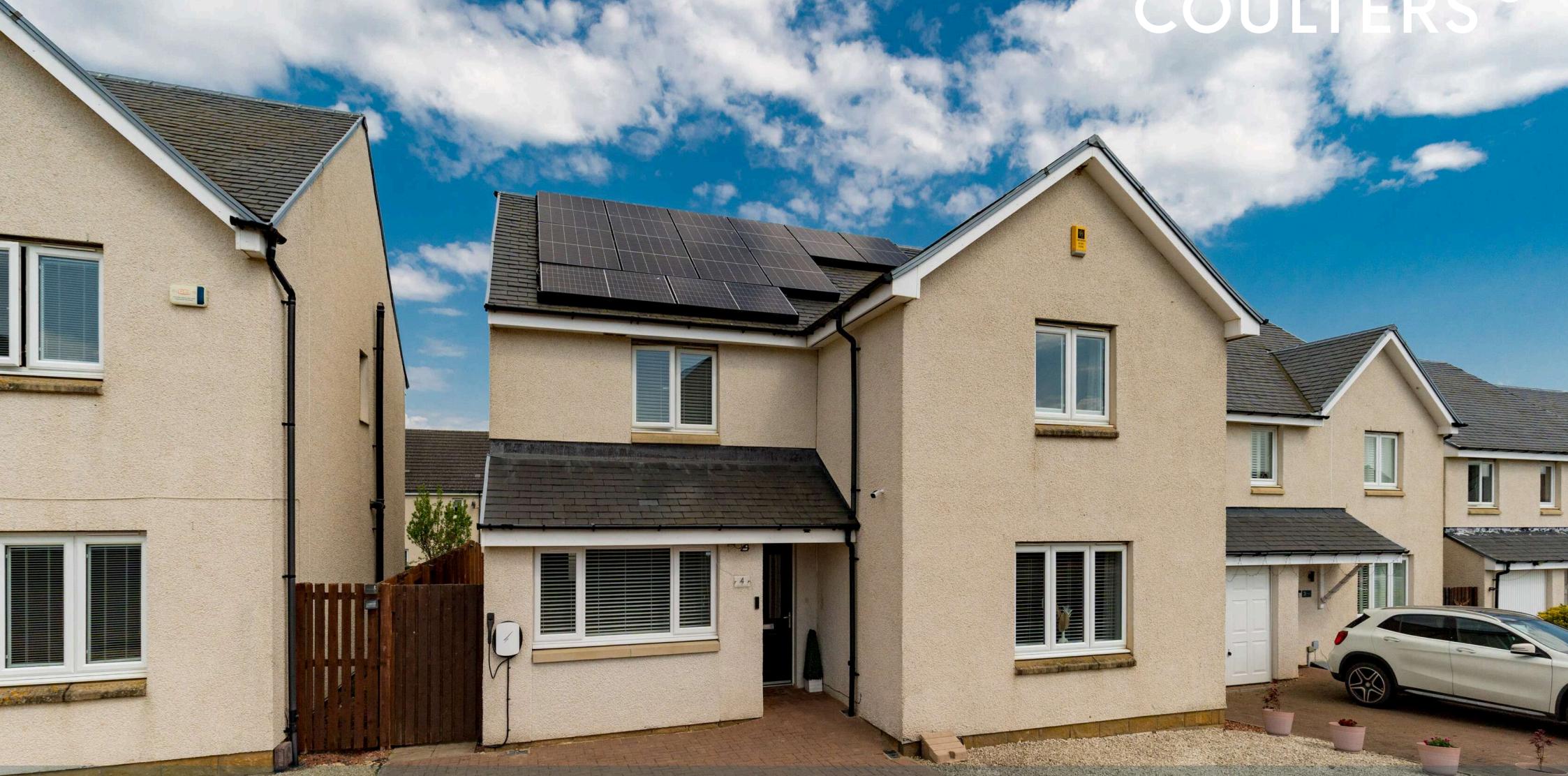


COULTERS®



# 4 SAW MILL COURT

BONNYRIGG, EH19 3GP

 4 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

4 Saw Mill Court is a bright and beautifully presented 4 bedroom modern detached house situated on a quiet residential street in the popular area Bonnyrigg.

The property has been significantly upgraded both internally and externally by the current owners with improvements including landscaping of the rear garden, conversion of the garage to a home office/family room and the addition of solar panels and an electric car charger.

Internally, the spacious and flexible accommodation comprises on the ground floor - entrance hall with under stair storage; sitting room; large kitchen/dining room with door to the rear garden and archway through to home office/family room; snug/tv room with French doors to the rear garden and deck; and WC with large storage cupboard.

On the first floor - principal bedroom with ensuite shower room; 3 further double bedrooms; and family bathroom with separate shower enclosure. There is also a floored attic. The home office/family room could also be used as a fifth double bedroom if a door is added between the kitchen.



## KEY FEATURES



 Impressive detached house on quiet residential street.

 Private rear garden with large patio and deck.

 Double glazing, gas central heating, solar & car charger.

 EPC Rating - A

 Four double bedrooms, one with ensuite.

 Driveway parking.

 Within a very short walk of shop, school and park.

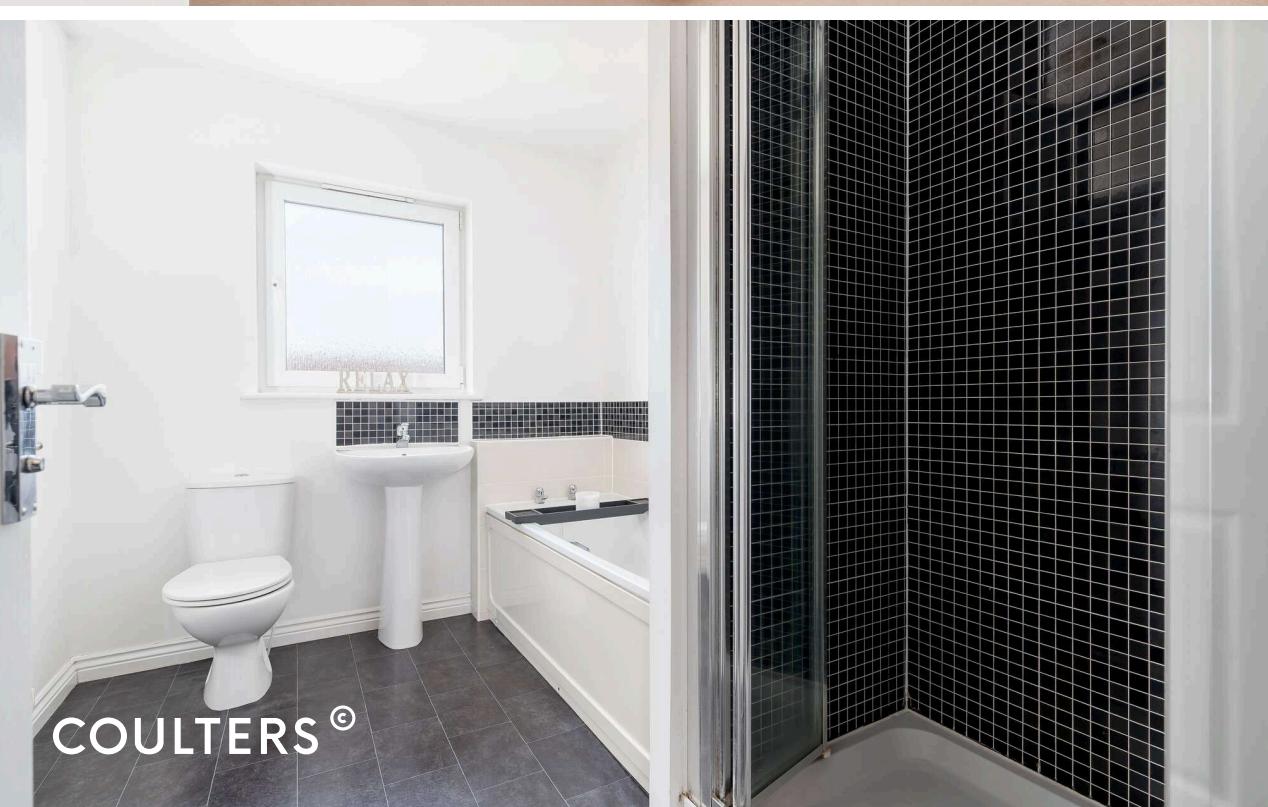
 Council Tax Band - F



## GARDEN & PARKING

The rear garden has been landscaped to provide a lawn area (laid with astro turf for ease of maintenance), patio, raised beds and large decked area perfect for alfresco entertaining. There is also a large shed and further deck adjacent to the house.

To the front of the house is a monoblock driveway with electric car charging point. Further on-street parking is available on Saw Mill Court.



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## THE LOCAL AREA

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks.

The 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.

There is an excellent range of leisure activities available with three local golf courses, many walking options with Roslin Country Park and Dalkeith Country Park. A good selection of schooling is catered for from primary to secondary, with Lasswade Primary School a short walk away from the home.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and kitchen appliances (fridge/freezer, dishwasher, hob, oven washing machine and tumble dryer) are included in the sale price as are the wardrobes in bedroom 3 and the shoe rack in the hall. The shed in the rear garden will remain. The wall mounted TV's are excluded.

HOME REPORT VALUATION: £400,000



**Saw Mill Court,**  
**Bonnyrigg,**  
**Midlothian, EH19 3GP**



Approx. Gross Internal Area  
1635 Sq Ft - 151.89 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.