



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2 South Chesters Place**

Bonnyrigg EH19 3GH



## 2 South Chesters Place

Ralph Sayer are delighted to bring to market this well presented and generously proportioned modern four-bedroom family home offering stylish, ready-to-move-in accommodation with a private front garden, southeast-facing rear garden and an allocated parking space. Forming part of a popular, family-friendly development in Bonnyrigg, the property has open views and enjoys a convenient location just south of Edinburgh city centre.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living/dining room, modern fitted kitchen with appliances, a master bedroom with en-suite shower room, three further well-proportioned bedrooms, a family bathroom and a convenient ground-floor WC. Finished to a good standard throughout in modern, neutral décor, the home benefits from quality fixtures and fittings, including gas central heating, double glazing and excellent built-in storage throughout. To the rear, accessed from French doors in the lounge or via a rear access gate, the private garden features two decked patios separated by an artificial grass area, creating a private and ideal space for outdoor entertaining or relaxation.

On entry, the hallway leads through to the impressive rear-facing living room, which is filled with natural light and finished with carpet flooring and neutral décor. Patio doors provide direct access to the garden, making this an ideal space for both family living and entertaining. To the front, a convenient WC is positioned off the hallway, while the modern kitchen is fitted with dark laminate worktops, a stainless-steel sink with drainer, integrated oven, gas hob with canopy above, fridge freezer and freestanding washing machine and dishwasher. The upper floors offer flexible family accommodation. The second floor hosts bedrooms three and four, both featuring carpet flooring and mirrored built-in wardrobes, along with a family bathroom fitted with a three-piece suite and shower over the bath. The third floor is home to bedroom two and the master bedroom, both finished with carpeting and neutral décor, with the main bedroom further benefiting from two mirrored wardrobes and a modern en-suite shower room.

No warranties on any appliances included in the sale.

Factor: Hacking and Peterson are the appointed factors at an approximately cost of £115/per qtr, which cover for communal areas, as well as the block buildings insurance. A payment of £130/per annum is paid to Scottish Woodlands.

---

**Home Report Value - £270,000**

---



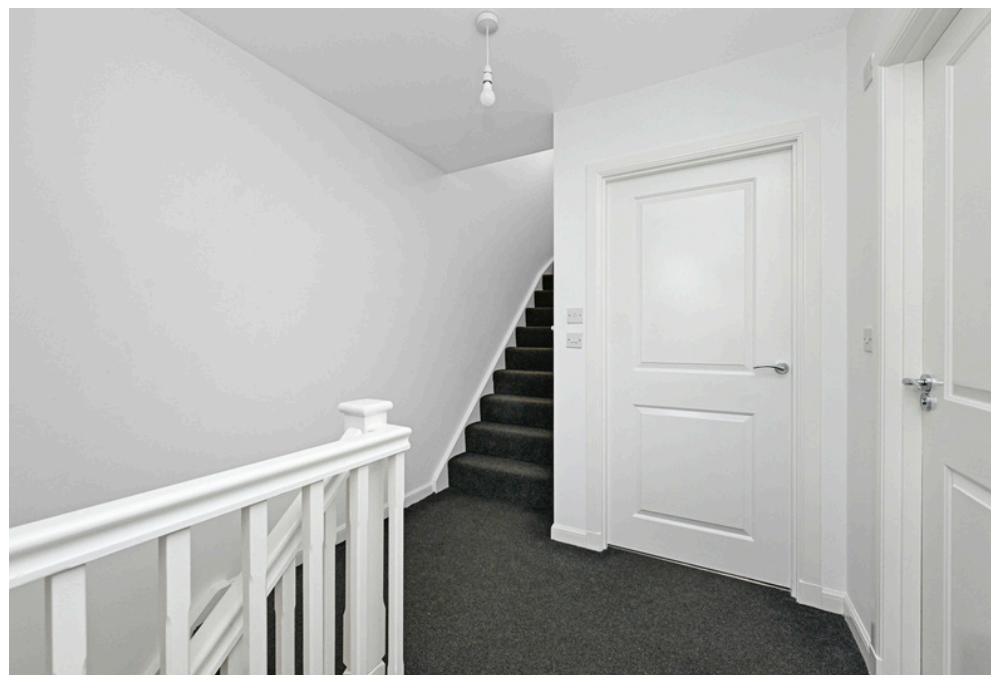






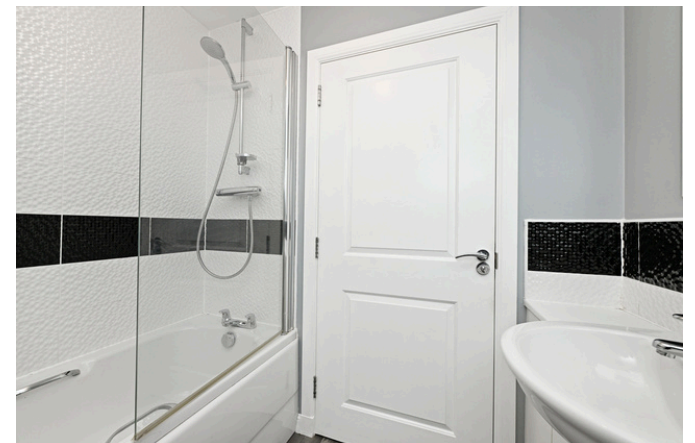


Lovely townhouse,  
with-in desirable  
residential development













## Property Summary



- Mid-terrace town house
- Living & dining room
- Modern fitted kitchen
- Downstairs WC
- Master bedroom with built-in wardrobe
- En-suite shower room
- Further two double bedrooms with built-in wardrobes
- Single bedroom
- Stylish three-piece family bathroom
- Gas central heating & double glazing
- Small front garden & rear enclosed garden with decked area
- EPC Rating - C | Council Tax Band - F

Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



**CHARTERED FIRM**

Zoopa.co.uk

rightmove

onTheMarket.com

#### 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.



## Location

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.

With the reopening of the Borders Railway, 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, Dalkeith Country Park and the Pentlands Hills Regional