



48 Pendreich Grove, Bonnyrigg, Midlothian, EH19 2EH



Welcome

Welcome to 48 Pendreich Grove, Bonnyrigg - a lovely, rarely available detached bungalow providing spacious and flexible accommodation all on one level. This three/four-bedroom detached bungalow is positioned at the top of a quiet cul de sac in a mature development in the lovely Midlothian town of Bonnyrigg. If you have been looking for ground floor living, then look no further as this property provides great living space and ample garden grounds for outside entertaining. The property is close to all local amenities and transport links including a short drive or walk to Eskbank train station. Presented in good clean order throughout, it is enhanced with double glazing, gas central heating, a driveway for off-street parking and attached garage with light and power. Given its superb much sought-after location, we are sure that this property will prove to be extremely popular, and we would recommend viewing at your earliest convenience to avoid disappointment.

- Spacious flexible accommodation
- Entrance vestibule
- Hallway with built-in storage and Ramsay ladder loft access (part floored with light)
- Living room with dual aspect full height windows, living flame gas fire and fire surround
- Breakfasting kitchen with a range of base and wall units, gas hob, and double oven
- Utility room
- Dwarf wall conservatory
- Dining room/bedroom four with side facing window
- Bedroom one with rear facing window and built-in mirrored wardrobes
- En-suite shower room
- Bedroom two with front facing window
- Bedroom three with front facing window and double wardrobes
- Family bathroom with four-piece suite, bath with shower over, wc, sink, and bidet
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear
- Driveway for off-street parking
- Attached garage with light and power







Bonnyrigg

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks, and cycle ways. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be included by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

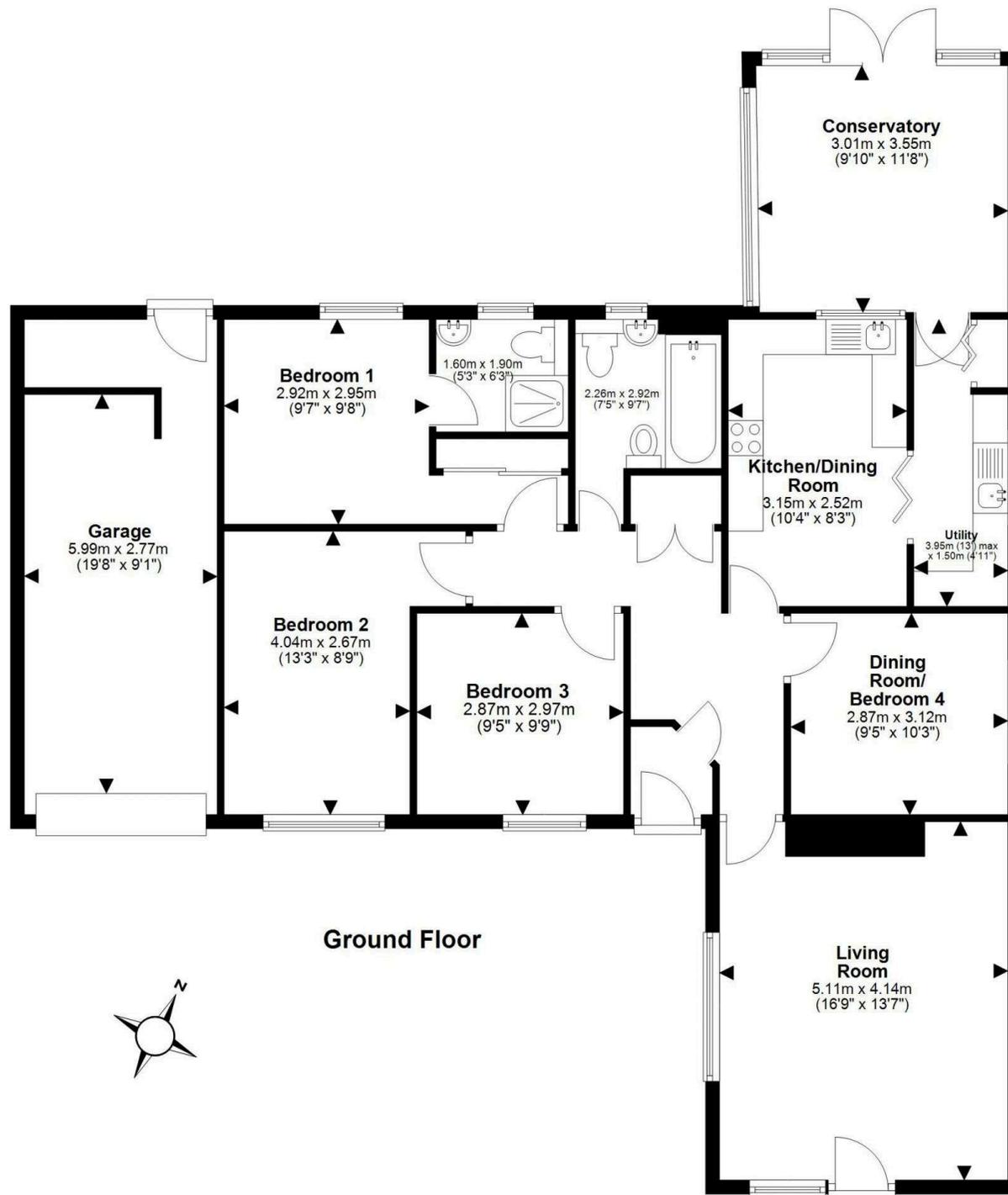
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor

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