

**12 South Chesters Avenue  
Bonnyrigg EH19 3GN**

**Fixed Price £380,000**

Entrance hallway with storage cupboard  
Spacious lounge with feature fireplace and bay window  
Cloakroom  
Dining room  
Modern fitted kitchen/family room with integrated units, patio doors and utility room  
Garage which has been converted into a pantry, gym and soundproofed sound studio.  
Master bedroom with dressing room and en-suite  
Two further bedrooms with en-suite showers  
Office  
Family room



## Well proportioned 5 bedroom detached villa in popular residential area

A well-proportioned 5 bedroom detached villa located within a popular residential area and ideally located within walking distance of local shopping, the town centre and both primary and secondary schooling.

The popular Midlothian Town of Bonnyrigg is located some eight miles to the south of Edinburgh City Centre and is within easy commuting distance with the City By-Pass being easily accessible together with a regular bus service to and from Edinburgh and many surrounding areas. The bustling Town Centre offers excellent shopping, schooling and leisure amenities together with a Health Centre. A 24-hour Tesco superstore is located approximately one mile away and the Pentland Retail Park at Straiton is within easy driving distance. Schooling including the new Lasswade High, new Primary Schools and good recreational facilities are also available in the immediate vicinity. For the sporting and fitness enthusiast Bonnyrigg has its own Leisure Centre and a number of Golf Courses, including the fine courses at Broomieknowe and Kings Acre, are immediately to hand. For those seeking a more leisurely fitness regime many fine country walks are available including the railway walks from the town centre to Dalkeith, Roslin and Penicuik.

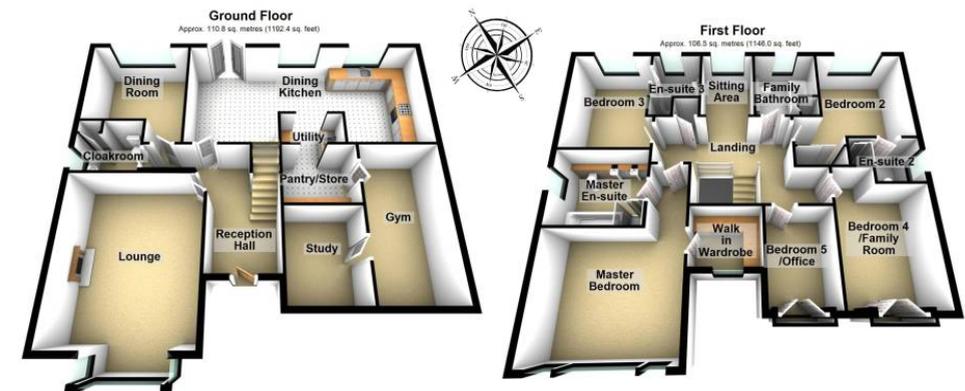
Bonnyrigg also benefits from its own Community Hospital. The immediate area also offers a good selection of award winning Restaurants and a variety of places of interest only minutes away such as Scottish Mining Museum, Dalkeith Palace and Park and Roslyn Chapel. There is a station at nearby Eskbank Hardengreen serving the Borders Rail Link.



**Council Tax Band G**

**Energy Rating C**

**Viewing by appointment 0131 337 1800**



Total area: approx. 217.2 sq. metres (2338.4 sq. feet)

Property Centre:  
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