



**12 South Chesters Park**  
**Bonnyrigg, Midlothian, EH19 3GE**

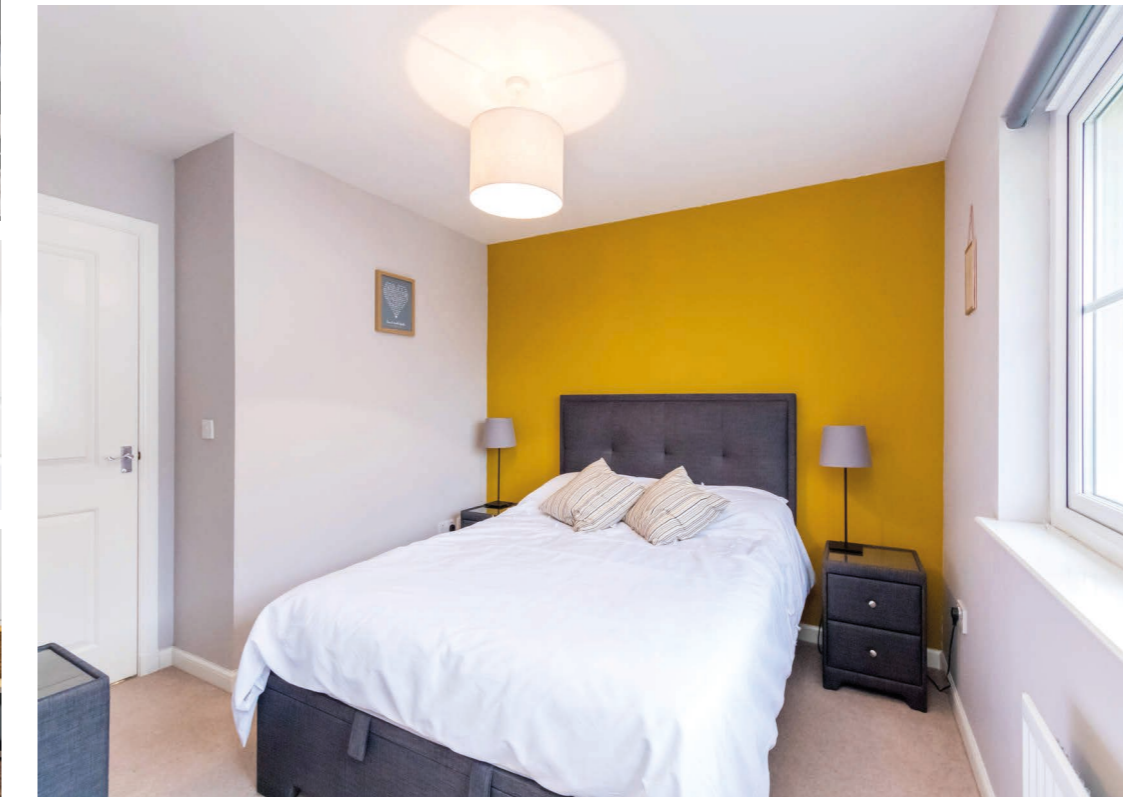
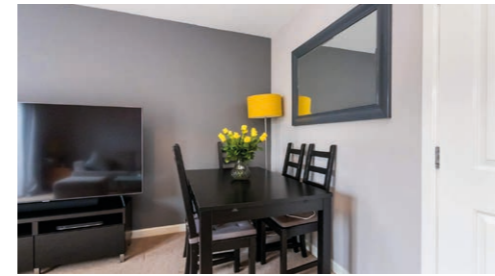
CALL US ON 0131 447 4747



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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Modern fitted kitchen with appliances.
- Attractive living room with space for table & chairs.
- French doors to rear garden.
- Upper landing.
- Access to floored attic via Ramsay ladder.
- Main double bedroom with built in mirrored wardrobes.
- Two further bedrooms, one with built in mirrored wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed garden to rear with decking area.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A mid-terraced villa situated within the sought after modern development in the popular town of Bonnyrigg in Midlothian. The property would make an ideal purchase for a professional person/couple or perhaps young family.

## FACTORING NOTE

The communal areas within the development are maintained at a factoring fee by Scottish Forestry and Hacking and Patterson. This is a charge of £400 per annum.

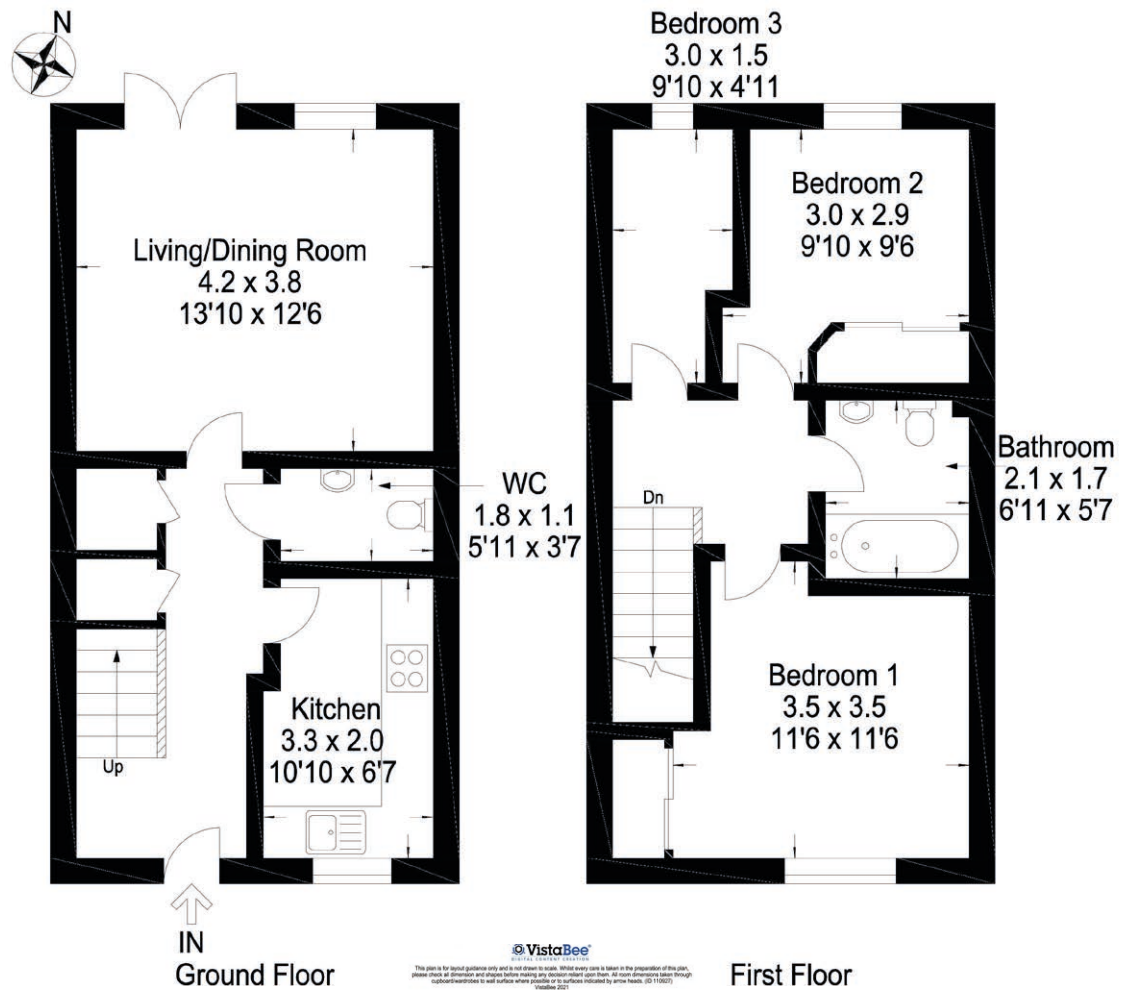
COUNCIL TAX BAND - D.  
TRAIN STATION - APPROXIMATELY 2 MILES TO ESKBANK TRAIN STATION.  
AIRPORT - APPROXIMATELY 15 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 300 METRES.

## LOCATION

Location South Chester Park forms part of the desirable Hopefield Estate, situated within the popular Midlothian town of Bonnyrigg, lying approximately eight miles South East of Edinburgh City Centre. There is a good range of local day to day amenities in the area with a large 24 hour Tesco Superstore just a short journey away at Hardengreen at Eskbank. The Lasswade Centre houses a gym, swimming pool, library and café with many further recreational facilities available including Broomieknowe & Melville golf courses. The area is surrounded by attractive open countryside providing pleasant walkways and cycle paths with the nearby district of Roslin providing lovely woodland walks within Roslin Glen. There is an excellent choice of schools in the area ranging from nursery to senior level, with Burnbrae Primary School just a short walk away, providing an ideal base for young families. The City Bypass is easily accessible from Bonnyrigg and links the main Scottish motorway network system. The A1 and A7 is also within close proximity with frequent bus connections and rail services (Eskbank Train Station.8) providing an ideal base for the commuter.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.**





**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

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**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.