

# 6 Bedroom End Terrace Villa 25 Lothian Street



**Bonnyrigg**





















































# Immaculate, Stunning Family Home, OFFERS IN EXCESS OF £430,000

## PROPERTY DETAILS

**Hallway** - The bright and spacious tiled hallway with large storage cupboards provides access to the lounge, kitchen, utility room, bathroom and two bedrooms. The carpeted staircase with LED lights leads to the upper level.

**Lounge/Dining** - 21' 9" x 16' 5" (6.62m x 5.00m)

The spacious and bright lounge has patio doors leading to the rear garden. There is also space for a dining table to be added. There is a state of the art sound system fitted and is to be included in the sale price.

**Kitchen** - 16' 4" x 11' 8" (4.97m x 3.55m)

The spacious bright kitchen is in excellent condition and is fitted with a large selection of base and wall-mounted units. Solid polished granite worktops with breakfast bar. Five burner gas range with matching cooker hood. Large American style fridge freezer is also included in the sale. Tile flooring. Door access to rear garden.

**Study** - 12' 1" x 7' 5" (3.68m x 2.26m)

Generous sized study/office area, ideal for working from home or studying.

**Utility Room** - The utility room is fitted with dark granite effect worktop, washing machine, dryer and sink with power and plumbing.

**Family Bathroom** - 9' 9" x 9' 3" (2.97m x 2.82m)

The spacious bathroom is fitted white suite, comprising of WC, bath, wash hand basin. Radiator & tiled flooring

**Bedroom 5** - 13' 1" x 12' 1" (3.98m x 3.68m)

Located to the front of the property, window looking out to the front of the property. Door to the study. Fitted carpet.

**Bedroom 6** - 11' 8" x 9' 5" (3.55m x 2.87m)

Located at the front of the property, with the window looking out to the front of the property. Fitted carpet.

**First Floor Landing** - The spacious and bright landing has access to the four double bedrooms of the upper floor and storage cupboards. There is a sky light and window.

**Master Bedroom** - 13' 8" x 14' 1" (4.16m x 4.29m)

The master bedroom is both bright and spacious, with a large window facing the rear, with beautiful open views. Fitted wardrobe. Fitted carpet and radiator. Access to en-suite.

**En-suite** - Bright en-suite with WC, wash hand basin, bath and shower. Tile flooring and radiator.

**Bedroom 2** - 14' 8" x 13' 8" (4.47m x 4.16m)

This double bedroom is located to the rear of the property, and has a window overlooking the rear of the property. Fitted carpets and drawer unit. Access to en-suite.

**En-suite** - This en-suite comprises of WC, hand wash basin,

bath and shower. Tile flooring and radiator.

**Bedroom 3** - 13' 8" x 14' 4" (4.16m x 4.37m)

Located to the front of the property, this double bedroom looks over the front. Fitted drawer units and carpets.

**En-suite** - This en-suite comprises of WC, hand wash basin and shower. Tile flooring and radiator.

**Bedroom 4** - 13' 4" x 13' 8" (4.06m x 4.16m)

This double bedroom is located to the front of the property, and has a window overlooking the front of the property. Fitted carpets and drawer unit. Access to en-suite.

**En-suite** - This en-suite is comprised of WC, wash hand basin and shower. Tile flooring and radiator.

**Rear Garden** - The rear landscape garden enjoys a fabulous sunny aspect and is laid mainly to artificial grass and a paved patio area. The garden area is enclosed by a wrought iron fence fostering a safe environment for children to play and a great area to relax, dine outdoors and entertain guests.

**Detached Garage and Driveway** - 19' 7" x 13' 8" (5.96m x 4.16m)

Access to driveway is by the electric gate, which leads onto the large detached garage. The spacious garage has both power and plumbing, it could be used for a car, storage or as a work shop.





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**Sean Lyon**

Estate Agent

M 07713 452 466

T 0131 665 0707

F 0131 665 3707

E [info@remax-musselburgh.net](mailto:info@remax-musselburgh.net)

**RE/MAX Property Marketing Centre Edinburgh**

105A North High Street

EH21 6JE Musselburgh

[www.remax-musselburgh.net](http://www.remax-musselburgh.net)

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