










Fixed Price

**£290,000**

## 34 Campview Road

Bonnyrigg | Midlothian | EH19 3ER

An excellent opportunity has arisen to purchase this fantastic, truly stunning semi-detached bungalow with sizeable private gardens including a sunny south-facing rear garden, multi-vehicle driveway and large workshop/garage with power & light with the addition of a home office/garden room. Well positioned within the sought after Bonnyrigg district of Midlothian, within easy reach of excellent amenities, reputable schooling and commuting links.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private Gardens
-  Driveway & Garage/workshop
-  EPC Rating – C
-  Council Tax Band – C



## Description

The property has undergone extensive renovations in recent times, with great care and attention to detail taken to restore and maintain the original character of the house whilst allowing for modern living. Offering a wealth of character, charm and style throughout, the accommodation comprises; beautifully presented lounge with solid hardwood flooring, features a refurbished fireplace with exposed original brickwork. It should be noted, a flue has been installed which can be connected to a log burning stove. The open plan traditional shaker style kitchen has been fitted with ample wall and base units with solid oak butcher block worktops incorporating the Belfast sink with boiling water tap, built-in 5-ring gas hob with hood above. In addition, there is a separate built-in double oven and microwave and integrated dishwasher (all appliances are Siemens or Samsung). Access to the side garden is via the kitchen. There are two double bedrooms, again featuring exposed original brickwork fireplaces, with bedroom 2 benefiting from patio doors to garden. The contemporary shower room with underfloor heating comprises of a white suite with luxury Rainfall shower. In addition, there is a fantastic fully floored attic, currently utilised as an informal bedroom by the current owners. Further benefits included double glazed windows and included within the renovations is a new plumbing and gas central heating system with combi boiler together with upgraded electrics and fuse board/smart meter. This is a must see to be truly appreciated!!



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, hood, separate built-in double oven, microwave and integrated dishwasher. The Samsung American fridge freezer can be made available by separate negotiation.

## Gardens, driveway & garage/ workshop

There is a private garden located to the front with pathway to entrance. Located to the side is a multi-vehicle driveway providing access to the sizeable garage/workshop with power and light. In addition, there is a useful home office/garden room again fitted with power supply and lighting. The sunny south-facing rear garden has an area of lawn with attractive planters.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

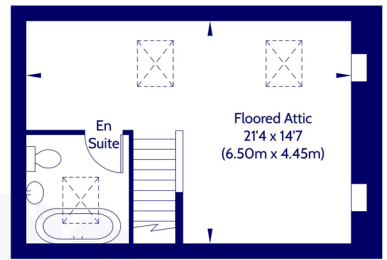
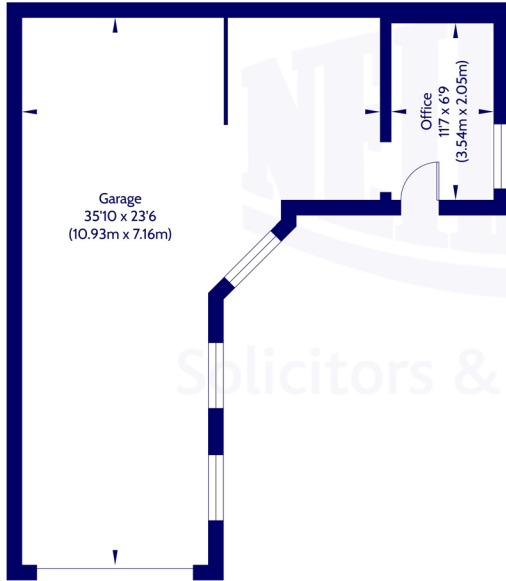
Campview Road is quietly positioned within the established and sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging for nursery to secondary level with Bonnyrigg and Lasswade Primary Schools both within walking distance.



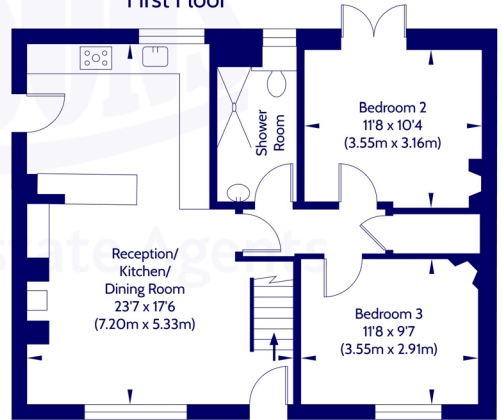
Approx. Internal Area 93.89 Sq M / 1010 Sq Ft.

Not to scale. For identification only.

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First Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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