










Offers Over

£250,000

2 Eldindean Terrace

Bonnyrigg | Midlothian | EH19 2HG

This semi-detached bungalow is nestled in a tranquil residential area, boasting off-street parking and beautifully landscaped gardens, presented in true move-in condition. Conveniently located near outstanding local amenities, public transport options, and the primary motorway network.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The hallway of this property greets you with ample storage, leading into a front aspect reception room illuminated by a charming bay window, offering storage solutions and centered around a focal fireplace. A modern fitted kitchen awaits, boasting soft grey wall and base units, a ceramic Belfast sink, integrated appliances, and a glass rear door. Positioned at the front and currently utilized as a dining room, this space offers flexibility, featuring a staircase leading to a generously proportioned double bedroom with dual aspect Velux-style windows and a fully tiled en-suite shower room. Back on the ground floor, another double bedroom overlooks the rear gardens. The bathroom is adorned with full acrylic wall panels, a crisp white three-piece suite, an electric Mira shower over the bath, and a glass screen, supplemented by additional vanity storage.

The property throughout is modern and offers a true turn key option.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Private off street parking is available with a low maintenance front garden. to the rear is an enclosed private garden with patio area and summerhouse making this a great space for outside entertaining

Viewing

Please contact Neilsons on 0131 625 2222.





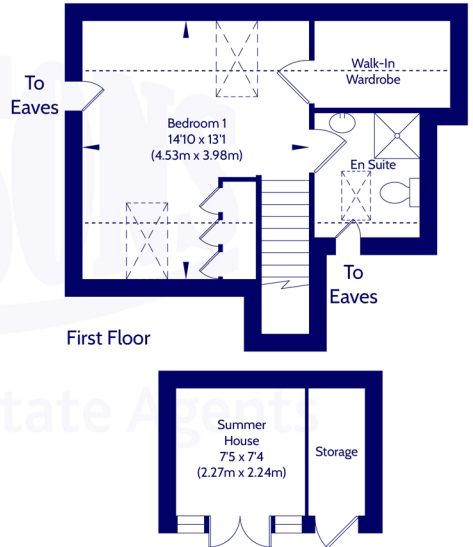
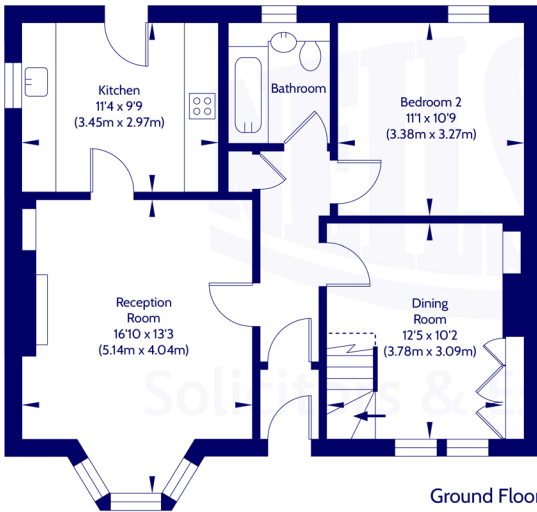
Location

Eldindean Terrace is situated in 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.





Approx. Gross Internal Floor Area 82.72 Sq M / 891 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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