










Offers Over

£485,000

28 Gladstone's Gait

Bonnyrigg | Midlothian | EH19 3GA

This impressive, beautifully presented 5-bedroom detached house is set within an exceptionally generous plot with attractive private gardens including a south-facing rear garden, an extended double driveway and a double integral garage. Located off a private road, shared with only 2 other properties, this fine family home enjoys an enviable quiet position within a sought-after modern estate with vast open green space and kids' play park.

-  5 Bedrooms
-  3 Public rooms
-  3 Bathrooms
-  Private Gardens
-  Driveway & double garage
-  EPC Rating – C
-  Council Tax Band – G



Description

Offered to the market in true move-in condition, this delightful family home provides generous, versatile, light-filled accommodation, undoubtedly appealing to that of the growing families and merits internal viewing to be fully appreciated. Having been meticulously maintained by the present owners, this light filled stylish home comprises; a welcoming entrance hallway with good storage provisions and carpeted staircase leading to the upper floor. Enhanced by 120 x 200mm European Oak flooring flowing throughout the downstairs accommodation (excluding the WC apartment). Located to the front is the elegant boxed-bay windowed sitting room, there is a secondary lounge/TV room with aspect over the rear garden and the main hub of this lovely home is the rear-facing open plan family/dining room and kitchen enjoying excellent natural light with French doors leading to the large decked patio. The stylish breakfasting kitchen is fitted with a range of wall and base units with built-in 5-ring Siemens gas hob with stainless steel hood above, a separate built-in Siemens double oven, and an integrated Siemens dishwasher. Located off the kitchen, is a practical utility room that leads to the large integral double garage and door to the side garden. A handy two-piece WC apartment completes the downstairs accommodation. The upstairs landing provides a bright open space with storage provisions and leads to the five sizeable bedrooms, all with built-in wardrobes, all capable of being utilised as double bedrooms. The large principal bedroom enjoys excellent quiet, open views and benefits from the exceptional three built-in mirrored wardrobes and a spacious en-suite mains shower room. The second double bedroom is also a fabulous space with rear aspect and also has an en-suite mains shower room. Following the light filled, landing into two further bright and spacious bedrooms with rear-south aspects, both with double fitted wardrobes currently set out as a double bedroom and the other as a working office. The final bedroom has a front facing aspect again with fitted double wardrobes and is currently set out as a single bedroom. Lastly, the four-piece family bathroom comprises of a white suite with bath, separate large mains shower enclosure, wash hand basin set within a large mirrored vanity unit with shelving and storage and WC. In addition, there is a large fully insulated attic – with the option to floor and create additional storage provisions. This family home is serviced by a very capable gas central heating system with combi boiler and double glazed windows throughout.



Extras

All the fitted floor coverings, light fittings (not shades), blinds, curtains and curtain poles (excluding the sitting-room) shall be included in the sale together with the Siemen appliances (built-in 5-ring gas hob with hood above, the separate double oven and integrated dishwasher). Other items are listed and can be made available by separate negotiation if desired.

Gardens, driveway and double garage

The property is set within an exceptionally generous plot with private garden ground to the front incorporating an area of lawn, central pathway to entrance, and an extended monoblock driveway leading to the large double garage with power and light. Gated access leads to the side of the house with a large garden shed included in the sale. The side and rear of the house benefits from the Indian stone paving which benefits from a cleverly designed lean-to providing a practical covered bar-b-q patio area. The fully enclosed, predominantly south-facing rear garden offers exceptional space for all the family to enjoy with a high-quality decked patio and expanse of lawn with mature trees and plants and attractive planter borders enhanced by the dramatic boundary wooden fence.

Factors

Spiers Gumley are the Factoring Agents for the development to which a quarterly fee of approx. £89 is payable for the upkeep of the communal garden grounds including the vast open green space to the side of the property together with the kids play park.

Viewing

Highly recommended and by appointment only, arrangements through Neilsons on 0131 625 2222.





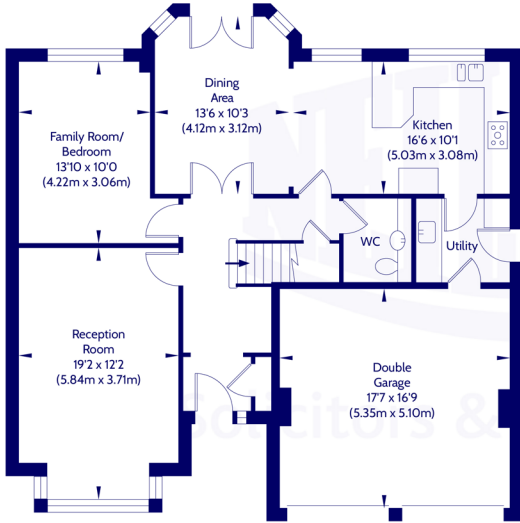
Location

Gladstone's Gait forms part of a lovely modern development in the well 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 property is very close to nearby train stations at Eskbank and Newtongrange for easy commuting. The area is well served by an array of local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with King 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, Dalkeith Country Park and Springfield Mill offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend are within easy access. Excellent schooling is also available in the area with all categories catered for from nursery to secondary level.

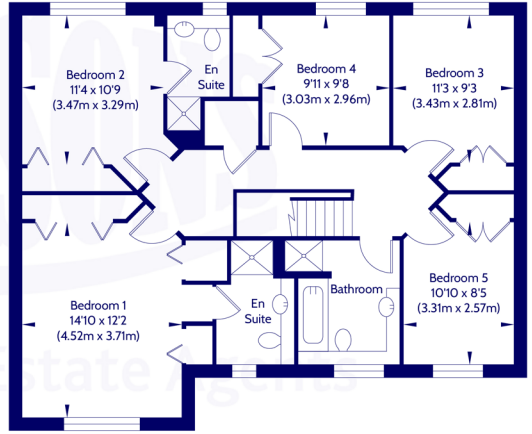




Approx. Gross Internal Floor Area 184.11 Sq M / 1982 Sq Ft.



Ground Floor



First Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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