










Offers Over

£249,995

12 Rose Path

Bonnyrigg | Midlothian | EH19 3RP

This delightful, rarely available 2 bedroom detached bungalow affords a generous plot with lovely private gardens including a secluded south-facing rear garden and two-car driveway. Forming part of an established modern development, quietly tucked away at the end of a cul-de-sac, enjoying a peaceful setting yet within easy reach of many excellent local amenities and transport links.

-  2 Bedroom
-  1 Public room
-  2 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



Description

A lovely home offered to the market in move-in condition and providing well-proportioned accommodation, which has been cleverly adapted to create a modern en-suite wet room from the principal bedroom. This property shall undoubtedly appeal to a wide variety of buyers including that of the professionals, retirees, those looking to downsize or would also suit someone looking for a home already adapted for wheelchair access. This is a must see to be fully appreciated. In brief the accommodation comprises; entrance hallway with good storage provisions and enhanced by quality wood-effect vinyl flooring flowing throughout the property. There is a lovely open plan bay windowed lounge/diningroom, which opens to the kitchen, again with window to front providing good natural light. Fitted with a range of wall and base units with complementary worktops incorporating 1.5 sink unit and the built-in gas hob with hood above and electric oven below. The principal bedroom is a generous space with French doors leading directly to the sunny decked patio. A great feature of this room is the modern en-suite wet room with splashback paneling, white two piece suite and mains shower. The second double bedroom is again of good proportions and benefits from built-in wardrobes and lastly the bathroom comprises of a modern three piece suite with electric shower over bath. In addition, there is a partially floored attic with Ramsay ladder and lighting, providing excellent additional storage space. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and the wall-mounted TV in the lounge. The washing machine, fridge-freezer together with some other items of furniture ie. sofa, dining table and chairs can be made available by separate negotiation. In addition, CCTV has been installed and again can be included by separate negotiation.



Gardens and parking

The property is set on a generous plot with private gardens to the front, side and rear with a two-car driveway to side. The fully enclosed south-facing rear garden is a lovely, secluded space, laid with paving and raised decked patio and houses the garden shed. Additional parking is available within the cul-de-sac.



Factors

Greenbelt are the Factoring Agents for the development to which a monthly fee of approx. £23 is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





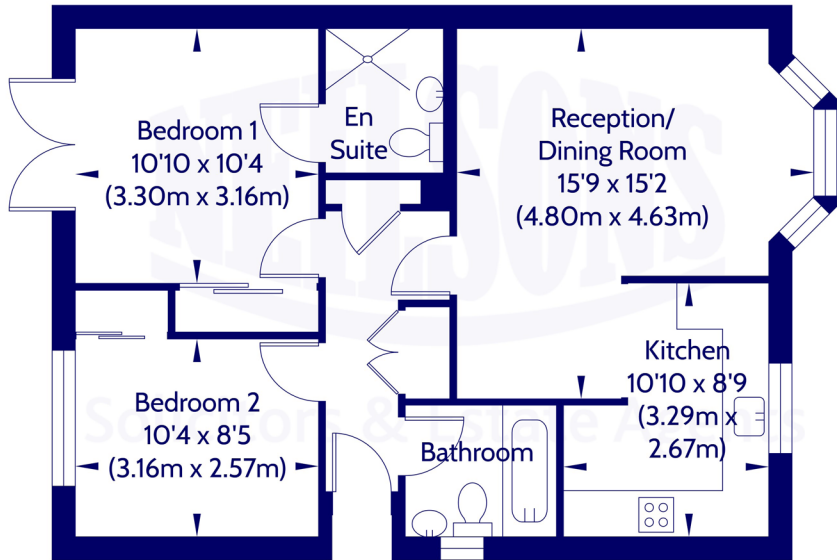
Location

The established and sought-after Midlothian town of Bonnyrigg lies 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 trip 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 60.07 Sq M / 647 Sq Ft.



Ground 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.



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