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Fixed Price

£250,000

7 High Street

Bonnyrigg | Midlothian | EH19 2DA

Simply Stunning! This most impressive 3-bedroom main door upper villa with private garden is offered to the market in true turn-key condition, situated within the heart of Bonnyrigg with excellent amenities and bus links literally on the doorstep!

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  EPC Rating – D
-  Council Tax Band – C



Description

Having been extensively renovated in recent times to include rewiring, replumbing and brand-new gas central heating system with combi boiler, radiators and pipework. There has also been an iMist Fire Suppression System installed together with insulation and sound proofing to the upper floor together with a new bathroom, integrated kitchen, full decoration and flooring throughout. Offering a stylish and elegant interior, the property also displays a wealth of character and charm with many fine period features having been restored including cornice work, ceiling rose, fireplace and working shutters to name but a few. Combining elegance and contemporary finishes and with a high specification throughout, the property shall undoubtedly appeal to the professional person/couple or families alike, seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated.

The beautifully presented accommodation comprises; entrance vestibule, welcoming and imposing hallway with spiral staircase leading to the upper floor with mezzanine window to rear providing good natural light. On the upper floor is a door leading to the main rooms. There is a delightful, twin windowed sittingroom with central feature fireplace with impressive cornice work, ceiling rose and working shutters. The stylish kitchen with window to front, is fitted with a range of wall and base units with complementary worktops incorporating the sink unit and Induction hob with oven and hood above. The integrated appliances include fridge freezer and washing machine. There are three generously proportioned bedrooms, with the smaller of the three rooms, benefiting from built-in wardrobes. The contemporary bathroom comprises of a white three piece suite with luxury Rainfall dual shower over bath. In addition, there is a large attic and a spacious storeroom located on the ground floor, providing direct access to the private rear garden. Further benefits include double glazed window units. This is a must see!



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the Induction hob, oven and hood and integrated appliances (fridge freezer and washing machine).

Gardens and parking

There is a private garden located to the rear of the building, laid with chips stones and has a decked patio. For the car owner, unrestricted parking is available within the surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





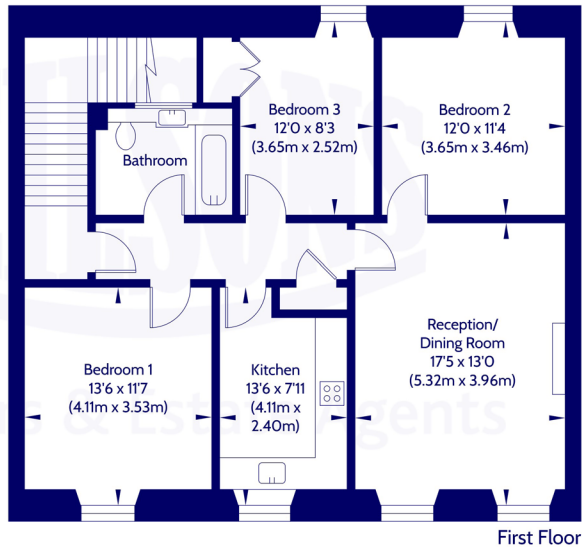
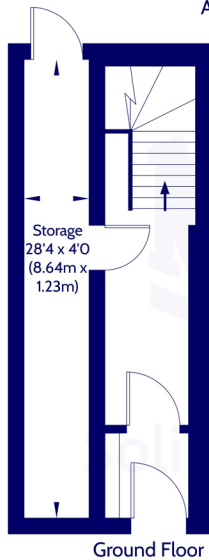
Location

The sought-after Midlothian town of Bonnyrigg lies some 8 miles southeast of Edinburgh's city centre and is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network system. The property itself is in a prime spot in the hub of the town with excellent shops and services literally on the doorstep. Frequent public transport operate to and from the High Street, linking to neighbouring districts together with Edinburgh's City Centre. Eskbank and Newtongrange train stations are within easy reach providing further transport links to the Borders and Edinburgh. 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 all offering fantastic outdoor spaces for dog walkers alike. Further outdoor pursuits include the Midlothian Snow Sports Centre at Hillend. Excellent schooling is also available in the area with all categories catered for from nursery to secondary level.





Approx. Gross Internal Floor Area 115.71 Sq M / 1245 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.



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



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