



Solicitors & Estate Agents










Offers Over

£285,000

10 Leyden Park

Bonnyrigg | Midlothian | EH19 2DE

A fantastic opportunity has arisen to purchase this traditional semi-detached villa with lovely private gardens, offering flexible accommodation, pleasantly situated within a quiet cul-de-sac setting close to a host of fantastic local amenities and transport links. In move-in condition the property would undoubtedly appeal to the professionals or young families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  On-street Parking
-  Private gardens to side and rear
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation in brief comprises; entrance vestibule leading to welcoming entrance hallway, spacious and bright twin-windowed reception room which could also be utilised as a bedroom with wood burner stove, generously proportioned dining room/family room pleasantly overlooking the rear and useful utility cupboard located off, modern fitted kitchen with French doors providing direct access to the rear garden, stunning fitted bathroom with three-piece suite and shower over bath and light and airy bedroom 3. Finally, the upstairs accommodation comprises spacious landing with study area, useful built-in storage, generous sized principal bedroom with walk-in wardrobe located off and second well proportioned bedroom. Further benefits include gas central heating.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated oven/hob and integrated dishwasher.

Gardens & Parking

A real feature of this property is the mature, generously sized secluded private garden grounds located to the side and rear of the property. To the side of the property, there is a fully enclosed patio area, a further seating area can be found to the rear together with an area of lawn which houses the garden shed currently used as a workshop. Ample on-street parking can be found to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





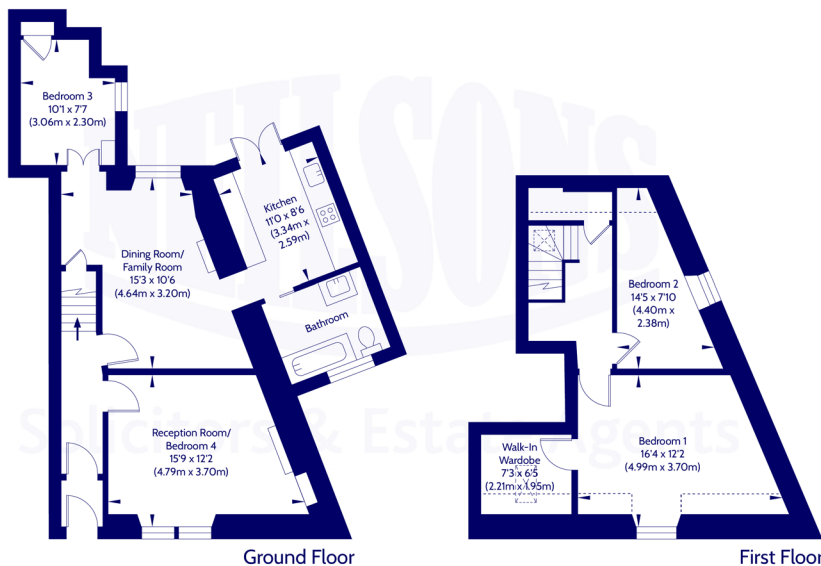
Location

Leyden Park is quietly situated within the 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 from nursery to secondary level.





Approx. Gross Internal Floor Area 95 Sq M / 1022 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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