



Solicitors & Estate Agents










Offers Over

**£500,000**

# 1 South Chesters Drive

Bonnyrigg | Edinburgh | EH19 3WJ

Fantastic opportunity to acquire this impressive and spacious six-bedroom detached villa, quietly positioned within a quiet pocket of Bonnyrigg's sought-after Hopefield development. Close to superb local amenities, transport links and reputable schooling, the property undoubtedly makes for an ideal family home.

-  6 beds
-  1 public
-  4 bathroom
-  Beautiful gardens
-  Double garage & driveway
-  EPC Band - B
-  Council Tax Band - G



## Description

Internally, the property is presented in a move-in condition and offers versatility throughout while briefly comprising:

Ground Floor; inviting entrance hallway with handy understairs storage, spacious bay fronted reception room with fitted window shutters, large, modern fully-fitted kitchen/diner with a range of included white goods, breakfast bar, under-unit lighting, and French doors with direct garden access, separate utility room with garage access, and room for additional white goods, rear facing bedroom six/reception room two allowing for flexible use, and a two-piece W/C with useful storage.

First Floor; landing with an open area making for a perfect home study, and access to the partially-floored attic, lovely principal double bedroom with triple windows, and a large walk-in closet, partially-tiled en-suite bathroom with a double sink and a separate bath and shower, second en-suite double bedroom with integrated wardrobes with sliding doors, and a partially-tiled shower room, third en-suite double bedroom with a rear outlook offering pleasant views, and a partially-tiled shower room, double bedroom four with a double Juliet balcony, and ample space for freestanding furniture, single fifth bedroom with another gorgeous double Juliet balcony, and a partially-tiled bathroom suite with a shelved linen cupboard.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £61 per quarter to Hacking & Paterson and approximately £39 quarterly to Scottish Woodlands.



## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer and dishwasher, freestanding washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is well-served by generous private gardens to the front and rear. The rear garden has been landscaped to an excellent standard and consists of a beautiful patio overlooking split-level lawn and wooden deck whilst the mature plants and trees offering superb privacy screening from neighbouring properties. For the car owner, there is an internal double garage and double driveway for secure off-street parking. There is also unrestricted parking on-street to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.







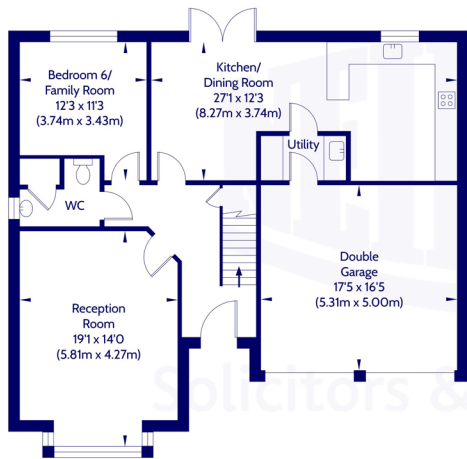
## Location

South Chesters Gardens forms part of a quiet cul-de-sac setting within the sought after, established modern Hopefield Estate of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the local nursery and primary school and is a stone's throw from a delightful expanse of parkland with nearby pond and kids play park. The area is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links 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.

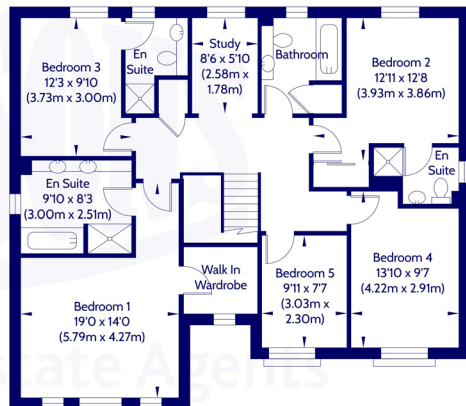




Approx. Gross Internal Floor Area 192.64 Sq M / 2073 Sq Ft.



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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- [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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