



Solicitors & Estate Agents










Offers Over

£460,00

29 Castell Maynes Avenue

Bonnyrigg | Midlothian | EH19 3SA

This impressive, beautifully presented executive detached villa with sizeable private gardens, driveway and large garage is quietly positioned at the end of a cul-de-sac setting with pleasant secluded woodland beyond. Forming part of the established and sought after Hopefield Estate within the popular town of Bonnyrigg, the property is well positioned for easy access to local amenities, transport links and reputable schooling.

-  5 Bedrooms
-  3 Public rooms
-  3 Bathrooms & WC apartment
-  Private gardens
-  Driveway & garage
-  EPC Rating – B
-  Council Tax Band – G



Description

This delightful family home enjoys an abundance of natural light and offers flexible family living in an excellent location. Offered to the market in true move-in condition, this fine home comprises; a delightful, front-facing reception room with French doors leading to the familyroom/formal diningroom. Accessible from the hall or familyroom is the stunning 19ft kitchen/diningroom enjoying an open aspect over the rear garden with French doors leading to the patio. The high spec, fully integrated kitchen with breakfast bar is fitted with ample wall and base units with complementary worktops incorporating the 1.5 sink unit and 5-ring gas hob with hood above. There is a separate double oven with integrated dishwasher and fridge freezer. The utility room has a large cupboard with separate freezer (included in the sale) and is located off the kitchen with further access to the rear garden and again has ample storage and integrated washing machine. The welcoming entrance hallway, which has a handy two piece WC apartment off, provides access to the upper landing via a carpeted staircase and leads to the family bathroom and all 5 good sized bedrooms. It should be noted that 3 out of the 4 doubles bedrooms are fitted with built-in wardrobes, with the principal bedroom and double bedroom 2 both benefiting from a contemporary en-suite shower room. Bedroom number 5 is a sizeable single bedroom or would make an ideal home office. The family bathroom comprises of a four-piece suite with bath, shower enclosure with mains shower, WC apartment and wash hand basin. Further benefits include a gas central heating system, double glazing and solar panels.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in 5-ring gas hob, hood, double oven, integrated fridge freezer, washing machine and dishwasher. The free-standing freezer shall also be included if desired.

Gardens, driveway and garage

There is a private garden to the front with a driveway leading to the sizeable 1.5 garage with power and light. The fully enclosed rear garden enjoys a sunny south-easterly aspect and has a large paved patio, decked patio and an expanse of lawn with attractive borders.

Factors

SG Property Management are the Factoring Agents for the development to which a fee of approx. £45 per quarter is payable for the upkeep of the communal garden grounds.

Viewing

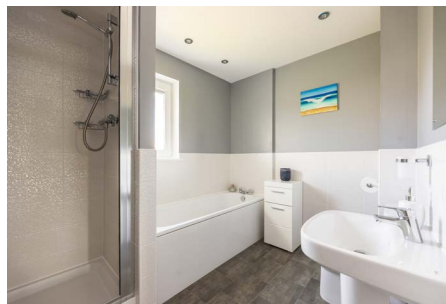
By appointment with Neilsons on 0131 625 2222.





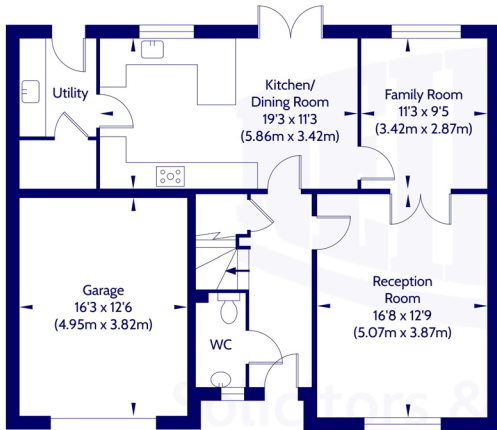
Location

29 Castell Maynes Avenue is quietly positioned within a pleasant cul-de-sac setting, forming part of the 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 close to the 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. Kings Acre, 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.

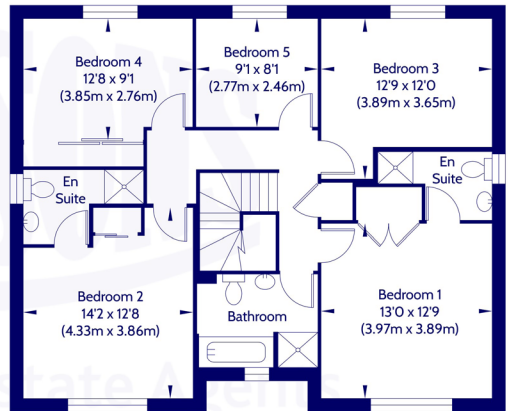




Approx. Gross Internal Floor Area 160.22 Sq M / 1724 Sq Ft.



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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