



Solicitors & Estate Agents



Fixed Price

£150,000

58 Eldindean Road

Bonnyrigg | Midlothian | EH19 2HJ

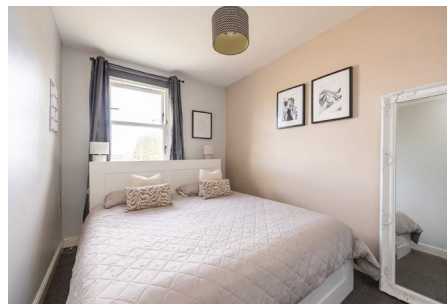
This attractive, generously proportioned main door upper villa with large private sunny rear garden, is conveniently positioned within a sought after location in the popular Midlothian town of Bonnyrigg, close to excellent amenities, superb transport links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The light-filled property shall undoubtedly appeal to the first time buyer/couples, small families or investors alike and merits internal viewing to be fully appreciated. The accommodation is accessed via a side door with vestibule and stairs leading to the upper floor. The upper hallway provides good storage facilities including a cupboard and hatch to a part floored attic. The bright and spacious, twin windowed lounge is located to the front and the kitchen is fitted with a range of modern wall and base units with appliances included in the sale. There are two generously proportioned double bedrooms, both rear facing, with the larger of the rooms benefiting from excellent storage provisions. Lastly, the partially tiled shower room comprises of a white three piece suite with mixer shower. Further benefits include gas central heating with combi boiler.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob/oven/hood, fridge freezer and washing machine.

Gardens and parking

There is a private area of garden ground located to the side together with a large private garden to the rear, laid to lawn and offering an excellent space with great potential. For the car owner, ample unrestricted parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.



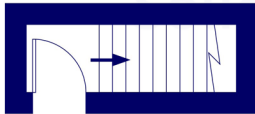


Location

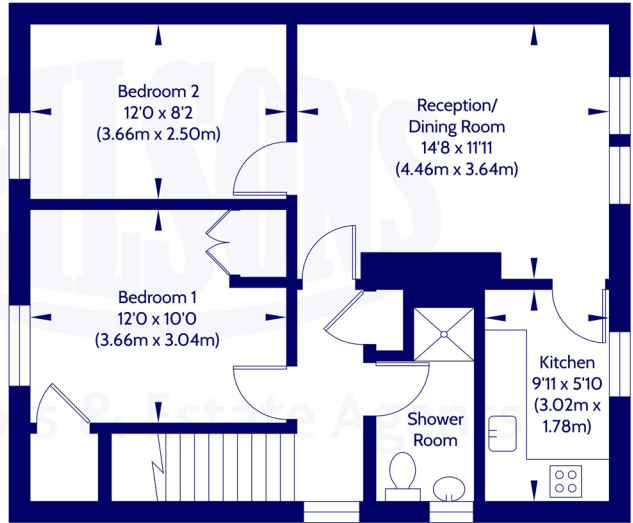
Eldindean Road forms part of the popular and sought after town of Bonnyrigg, lying some 8 miles southeast of Edinburgh's city centre. The location is convenient for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport 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.



Approx. Gross Internal Floor Area 59.21 Sq M / 637 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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For helpful, friendly, personal advice, get in touch.

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