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Offers Over

£250,000

26 Grove Farm Gardens

Bonnyrigg | Midlothian | EH19 3GS

This impressive, 3-bedroom semi-detached villa is quietly positioned within a pleasant cul-de-sac setting in the sought after Hopefield Estate of Bonnyrigg. Conveniently positioned for access to local amenities and transport links with reputable schooling available within the area.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered to the market in move-in condition, this fine home, which enjoys a private leafy aspect to the rear shall undoubtedly appeal to the professionals or families alike and merits internal viewing to be fully appreciated.

The light and stylish accommodation comprises entrance hallway with useful two piece WC apartment off. There is a lovely, well-proportioned lounge/diningroom with French doors leading to the with attractive and secluded rear garden. A sizeable breakfasting kitchen with front aspect, is fitted with ample wall and base units with built-in gas hob, electric oven, hood and integrated fridge freezer with adequate space for table and chairs. A carpeted staircase leads to the upper floor which houses the three good sized bedrooms, two benefiting from built-in wardrobes with the principal bedroom benefiting from a modern ensuite shower room. The family bathroom comprises of a white three piece suite. In addition, there is a partially floored attic providing excellent storage provisions and further benefits include a NEST controlled gas central heating system together with double glazed window units.



Extras

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

Gardens and parking

There is a lovely, well maintained garden to the rear, enjoying a private setting with leafy aspect beyond. It has a paved patio and lawn and houses the garden shed. A small area of garden is located to the front together with an allocated parking space.

Factors

Scottish Woodland Trust are the factors for the development to which a fee of approx. £38 per quarter is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





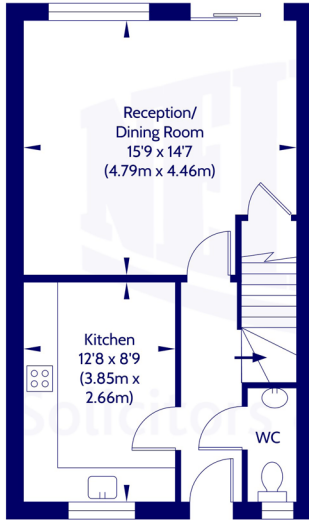
Location

Grove Farm Gardens is situated within 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 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, Kings George V Park just a short walk away with a local kids play park and pond within the development. 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.

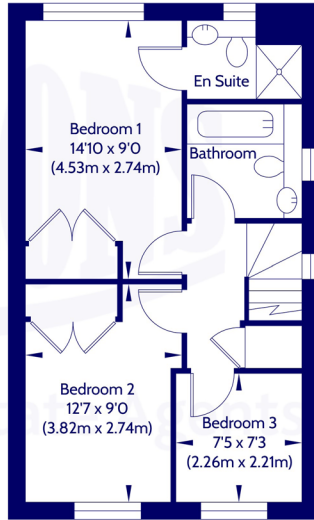




Approx. Gross Internal Floor Area 81 Sq M / 876 Sq Ft.



Ground Floor



1st 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.



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