



Solicitors & Estate Agents










Offers Over

£280,000

34 South Chesters Drive

Bonnyrigg | Midlothian | EH19 3WJ

Beautifully presented and generously proportioned, this impressive five-bedroom terraced townhouse forms part of the sought-after Hopefield development in Bonnyrigg. Close to excellent local amenities, reputable schooling, and convenient transport links, this superb home offers flexible family accommodation arranged over three levels.

-  5 bedrooms
-  1 public room
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC Band - B
-  Council Tax Band - E



Description

A welcoming hallway leads to a bright and airy lounge/ diner, followed by the kitchen/diner positioned to the rear, complete with French doors opening to the garden. The space is perfect for everyday dining and entertaining, featuring modern cabinetry, a partially panelled finish for easy upkeep, and mood-setting under-unit lighting. A separate utility room provides additional storage and space for appliances, while a convenient two-piece WC completes the ground floor.

On the first floor, the landing provides a useful storage cupboard beneath the stairs. The principal bedroom is a well-proportioned double featuring twin Juliet balconies, two integrated wardrobes with mirrored sliding doors, and a stylish part-tiled en suite with a double shower cubicle. A second double bedroom with a rear aspect benefits from a generous walk-in closet.

The top floor houses three further bedrooms – two comfortable doubles (one with a walk-in wardrobe and another with mirrored wardrobes and an over-stairs cupboard) and a versatile single currently used as a home office. A smart family bathroom with a shower over the bath, heated towel rail, and modern finishes serves this level.

Further benefits include gas central heating, double glazing, and a part-floored attic accessed via a Ramsay ladder.

Factor fees are payable of approximately £289 per annum to Hacking & Paterson, and approximately £155 per annum to Scottish Woodlands.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property enjoys a beautifully maintained rear garden with slabbed patio, decking, lawn, and a handy shed, with access to a rear lane. A private front driveway accommodates a small car, with additional allocated parking available nearby.

Viewing

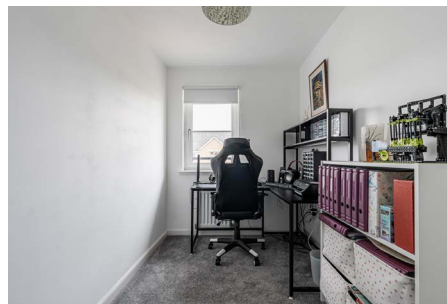
By appointment through Neilsons 0131 625 2222.





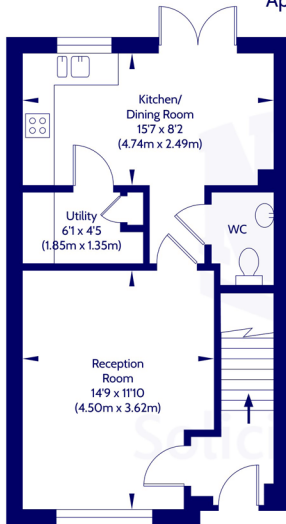
Location

The property is situated within an established modern development in 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.

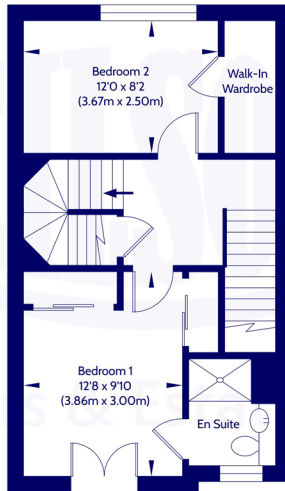




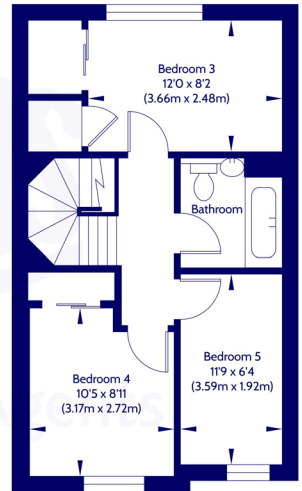
Approx. Gross Internal Floor Area 122 Sq M / 1311 Sq Ft.



Ground Floor



1st Floor



2nd 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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