



Solicitors & Estate Agents



## 3 Longmuir Place

Bonnyrigg | Midlothian | EH19 3RY

A tremendous opportunity has arisen to acquire this beautifully presented five bedroom detached villa quietly positioned within a sought-after modern development in Bonnyrigg. Boasting lovely private gardens and an integrated double garage whilst being situated close to superb amenities, schooling and transport links, the property will undoubtedly make for an ideal family home.

-  5 beds
-  2 public
-  3 bathrooms with separate WC
-  Private front and rear gardens with summerhouse
-  Double garage and driveway
-  EPC Band – B
-  Council Tax Band – G



## Description

Formerly the development show home, the property is offered to market in true move-in condition while briefly comprising of:

**Ground Floor;** welcoming entrance hallway with a useful understairs storage cupboard, bright and airy lounge with a front-facing outlook, stylish fully-fitted kitchen/diner with a range of integrated appliances, panelling in splash areas, under-unit lighting and a breakfast bar, separate utility room with garden access, family room/dining room with dual aspect and French doors onto the decking, and a partially-tiled W/C. High quality Amtico flooring throughout.

**First Floor;** landing with two large storage cupboards and superb cascading light feature, spacious principal double bedroom with a large walk-in closet, contemporary fully-tiled ensuite shower room with a heated towel rail and integral vanity units, second generous double bedroom with integrated wardrobes, second fully-tiled ensuite shower room with a heated towel rail, three further generous double bedrooms all with integrated wardrobes and ample room for freestanding furniture and different configurations, and a family bathroom suite with separate bath, shower and heated towel rail.

Further benefits include a security intruder alarm with remote access via an app, solar panels, dual-zone Hive gas central heating and double glazing throughout.

Factor fees are payable of approximately £35 per quarter.





## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, integrated fridge-freezer and dishwasher, light fittings, blinds and fitted floor coverings. Other items including the hot tub and electric car charger may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a private garden laid with chipstone and mature shrubs. The rear garden is substantial in size yet low maintenance and has recently been fully landscaped. The front section offers separate composite decking and patio areas for garden furniture, a well-kept lawn and a flower bed border. The rear section has been fenced off and finished with a wooden deck and benefits from a kitted-out summerhouse complete with insulation and electricity. For the car owner, there is an integrated double garage and monoblock driveway for secure off-street parking. The double garage offers an easy conversion having already been fitted with power points, downlights, laminate flooring and cupboards.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

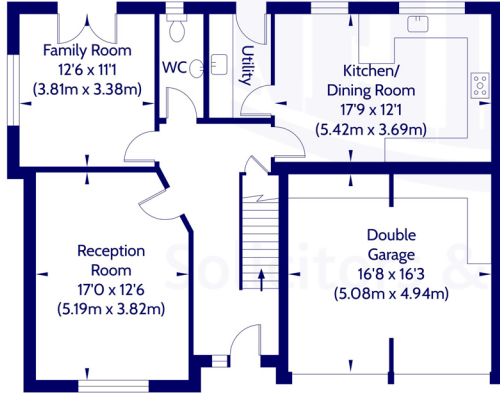
Longmuir Place forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and there is a train station nearby, ideal for the commuter. 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 and King George V Park is just a short walk away. 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 from nursery to secondary level, with the property being in the catchment for Lasswade High School.



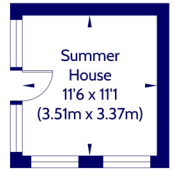
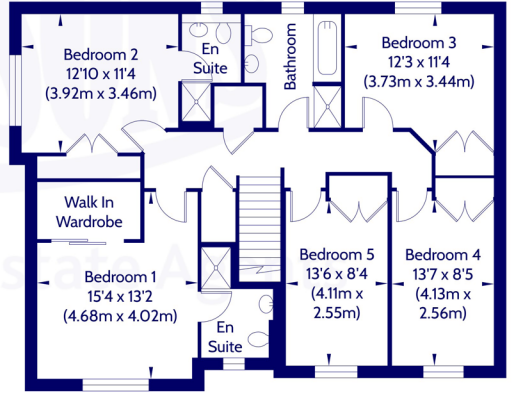


Approx. Gross Internal Floor Area 180 Sq M / 1942 Sq Ft.

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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