



Offers Over  
**£240,000**

## 19 Hawthornden Gardens

Bonnyrigg | Midlothian | EH19 2BW

Impressive, beautifully presented end-terraced villa commanding a corner plot with extensive landscaped gardens grounds to the front, side and rear. Well positioned close to excellent amenities, transport links and reputable schooling.

- 3 Bedrooms
- 2 Public rooms
- 1 Bathroom & WC apartment
- Private Gardens
- On-street parking
- EPC Rating – D
- Council Tax Band - C



## Description

This stunning home has been significantly upgraded providing a fantastic opportunity for the professionals or growing families alike to acquire a gorgeous, high-specification home in true turn-key condition. Enhanced by excellent natural light throughout, the contemporary accommodation comprises; entrance hallway with useful storage provisions including low level built-in shoe storage. French glazed doors lead to the delightful reception room featuring a central wood burner. The stunning kitchen/diner with window to rear, is located off the sittingroom and is fitted with a range of sleek white wall and base units with Range cooker, angled cooker hood, integrated fridge freezer with part glazed UPVC door leading to the private rear garden. The extensively tiled contemporary bathroom comprises of a white three piece suite with mains shower over bath, WC and wash hand basin set within drawer vanity unit. The upper hall is accessed via a carpeted staircase featuring glass balustrades creating a real sense of space and natural light flow. There are three attractive and spacious double bedrooms, two of which benefit from fitted storage. In addition, there is a handy two piece WC apartment together with an extensively floored attic space with Ramsay ladder. Further benefits includes gas central heating with combi boiler and double glazing. Viewing is highly recommended to fully appreciate the stylish interior and generous space inside and out.



## Extras

All the fitted floor coverings, light fittings (except the pendant light above the stairs) and blinds shall be included in the sale together with the Range cooker and integrated fridge freezer.

## Gardens and parking

The property is set of a very generous corner plot with the garden ground having recently been landscaped to create a fantastic outdoor space for all the family to enjoy. The front garden has two areas of lawn with monoblock pathway leading to the entrance and side gate. The fully enclosed side and rear gardens have been well cared for with an extensive raised artificial lawn with garden shed with a large external store/outhouse. For the car owner, ample on-street parking is available to the front of the property.

## Viewing

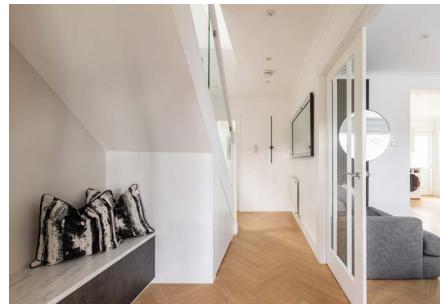
By appointment with Neilsons on 0131 625 2222.





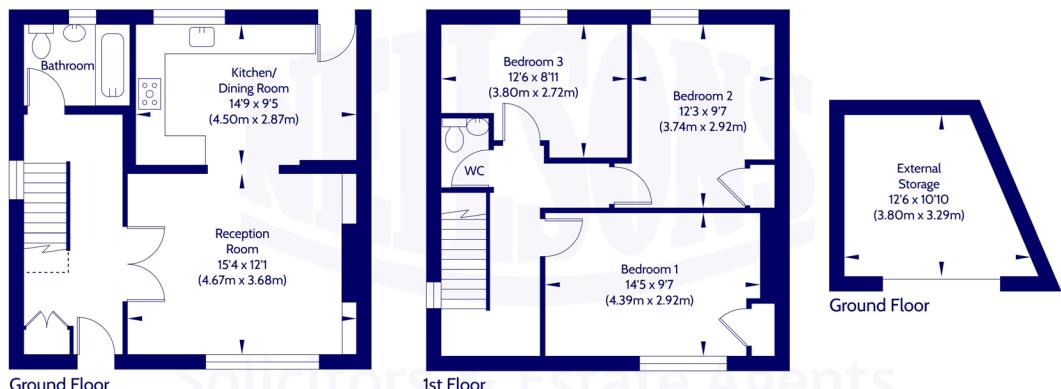
## Location

Hawthornden Gardens forms part of the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to many local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services available close by leading to Edinburgh City Centre and surrounding areas. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the nearby centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco. Straiton Retail Park is also within close proximity and provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. 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 91 Sq M / 980 Sq Ft.



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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