










Solicitors & Estate Agents



# 10 Woodleigh Gardens

Bonnyrigg | Midlothian | EH19 3RZ

Lovely two-bedroom semi-detached villa pleasantly positioned within the sought-after Hopefield development in Bonnyrigg. Close to excellent local amenities, reputable schooling, and convenient transport links, this superb home is ideally suited to first-time buyers, professionals, and growing families alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Allocated parking
-  EPC Band - B
-  Council Tax Band - D



## Description

A welcoming entrance hallway provides access to the main living areas and benefits from a handy understairs storage cupboard. The bright and spacious lounge diner is a real highlight of the home, featuring an attractive media wall with integrated fireplace and French doors that open directly out to the rear garden, creating an ideal space for both everyday living and entertaining. The modern kitchen is well equipped with a range of integrated white goods and finished with partial tiling in splash areas and under-unit lighting for a clean and contemporary feel. Completing the ground floor accommodation is a convenient WC fitted with a two-piece suite and partial tiling. Upstairs, the landing provides access to the partially floored attic space, offering useful additional storage. The principal bedroom is a generous double room enjoying a rear-facing aspect and fitted wall-to-wall wardrobes. The second bedroom is another comfortable double positioned to the front of the property. Both bedrooms offer excellent space for freestanding furniture and flexible layout options. The stylish family bathroom is fully tiled and fitted with a three-piece suite including a shower over the bath and a heated towel rail.



Further benefits include gas central heating, double glazing, and solar panels.

Factor fees are payable of approximately £134 per annum.

## Gardens & Parking

Externally, the property benefits from a private rear garden featuring a lawn and wooden decking area, perfect for outdoor dining and relaxation. A side access gate leads to the front garden, which is laid to lawn. There is one allocated parking space, along with visitor parking and unrestricted on-street parking nearby.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.







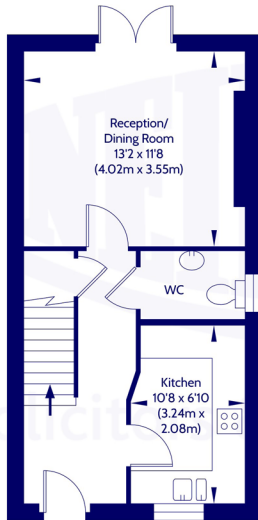
## Location

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.

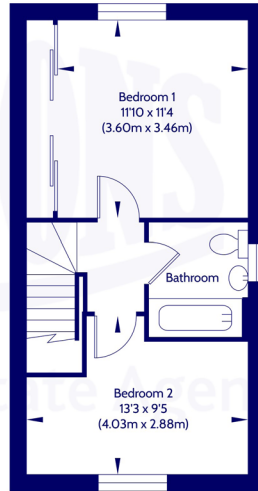




Approx. Gross Internal Floor Area 66 Sq M / 718 Sq Ft.



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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