



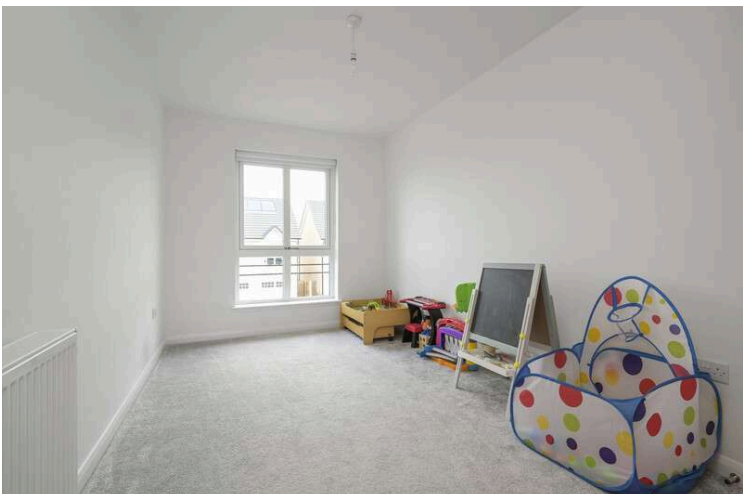
28 Silverheugh Drive, Bonnyrigg, Midlothian, EH19 3SG

www.mcdougallmcqueen.co.uk



Stunning, as new, detached and upgraded family home occupying a wonderful corner plot in this lovely much sought-after modern residential estate, a not to be missed opportunity to purchase this gorgeous four-bedroom house situated within walking distance of all local amenities. Built by Walker Homes in 2021 and with remaining NHBC warranty, McDougall McQueen are delighted to present to the market the bright and spacious Canterbury style property, situated in the popular town of Bonnyrigg Midlothian, well placed for a good range of amenities including schooling with excellent road and rail links nearby. It is ideal for professional couples and those with growing families and is presented in, as new, turnkey condition throughout. This stunning beautifully presented family home, its superb location, and gorgeous garden grounds, are sure to attract a lot of interest, be sure to book your viewing early to avoid disappointment.

- Ground floor WC
- Spacious living room with window to the front
- Beautifully fitted and upgraded dining kitchen with a superb range of base and wall units, worktops with matching splashbacks, gas hob with stainless steel splashback, extractor, double oven, integrated fridge freezer, and integrated dishwasher, large dining space with French door garden access
- Utility room with base units, sink, store cupboard, and door to the rear garden
- Upper hallway with loft access and store cupboard
- Main bedroom with front facing window and walk-in wardrobes
- Gorgeous ensuite shower room, with double shower, bowl sink with vanity, wc, wall mirror with light and shaving point
- Bedroom two and four with rear facing window and built-in wardrobes
- Bedroom three with front facing window and built-in wardrobes
- Lovely family bathroom, featuring a four-piece suite with separate shower cubicle (electric), bath, wc and sink with built-in vanity units
- Gas central heating and double glazing
- Driveway providing off-street parking
- Integral garage with light, power, and housing the gas boiler
- Large private front, side, and sunny rear gardens, designed for outside entertaining and relaxation



Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also nearby whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

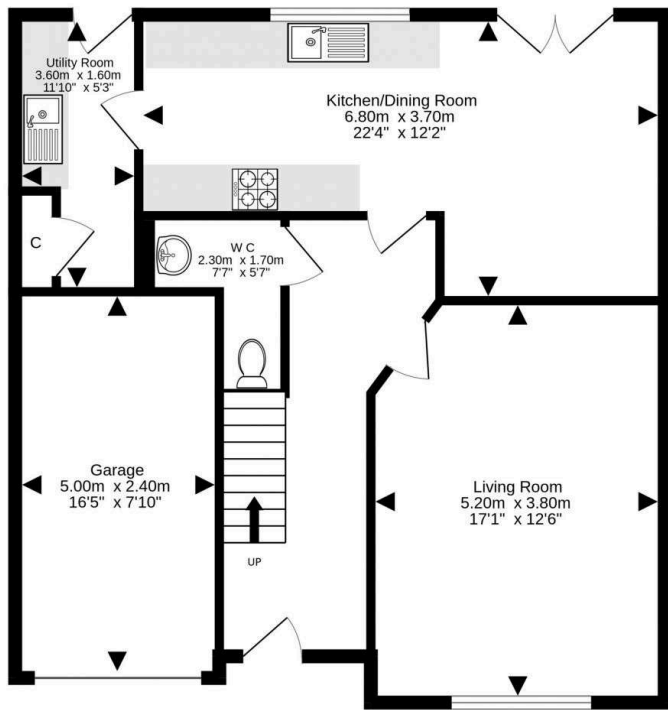
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including free-standing white goods may also be included by negotiation and are subject to offer.

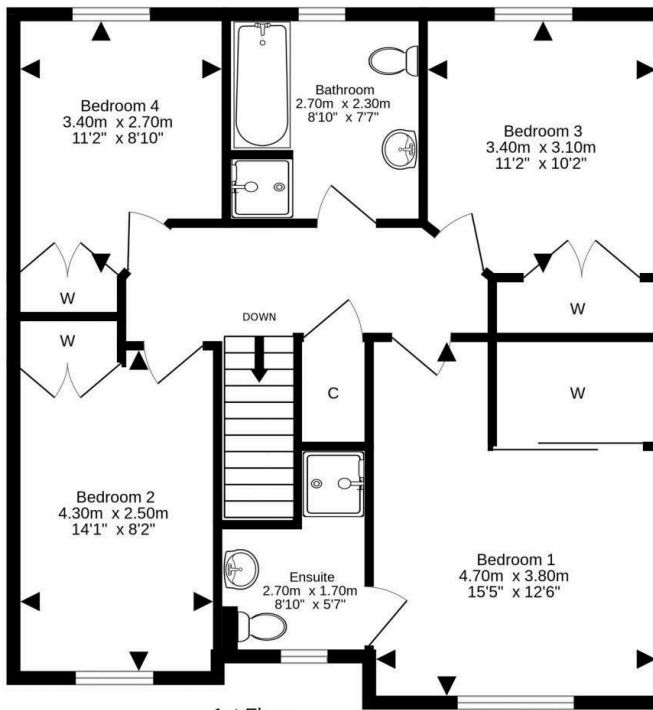
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



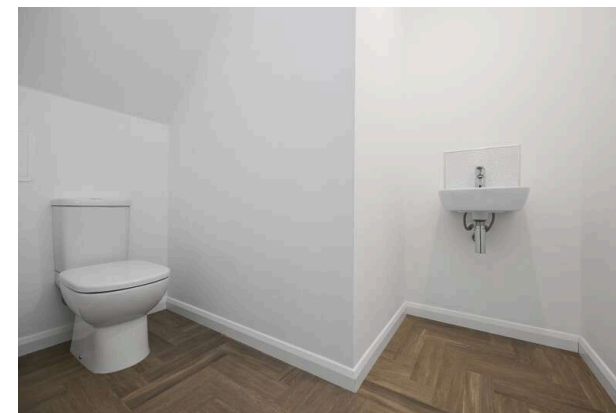
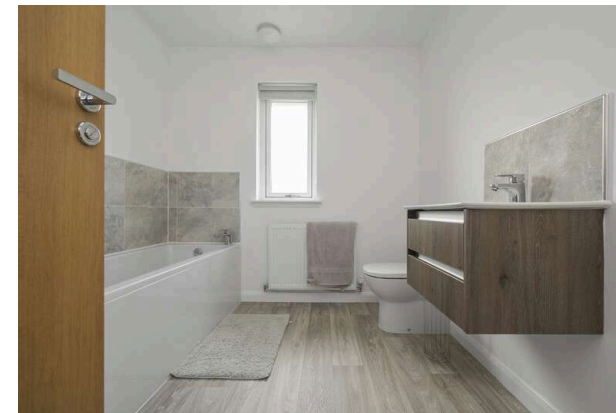
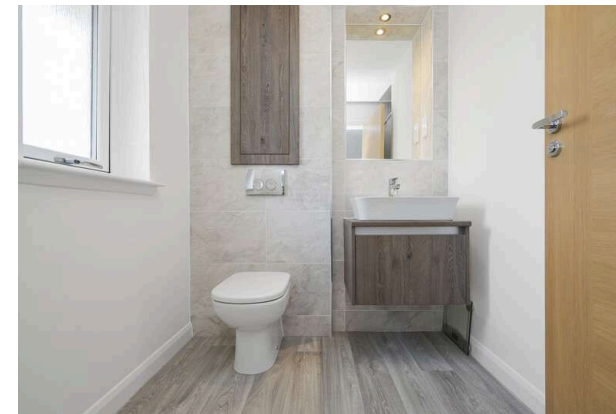
Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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