



5 Grove Farm Gardens, Bonnyrigg, EH19 3GS

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Welcome to Grove Farm Gardens, a must on your viewing list. This substantial five bedroom detached villa, offers bright and spacious family accommodation arranged over two floors with a double garage, driveway beautiful gardens to the front and rear. The property also benefits from solar panels linked to a solar water heating system and smart meters making this an efficient home. Ideally located in an established residential area of Midlothian, close to many local amenities, schooling and swift commuter links nearby. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Welcoming reception hallway.
- Front facing living room with a bay window, double doors accessing the dining room.
- Spacious dining room ideal for entertaining with patio doors into rear garden.
- Stunning stylish kitchen equipped with a range of wall and base units along with quartz work tops, integrated appliances including a drinks fridge, Rangemaster cooker/

- hood included in the sale.
- Utility room has space for both washing machine and tumble dryer.
- Downstairs cloaks.
- Upper landing, hatch to attic via a fixed ladder.
- Shelled storage cupboard, with a separate cupboard housing the water tank.







- Principle bedroom front facing with built in wardrobe and ensuite shower room.
- Rear facing double guest room with built in wardrobe and ensuite shower room.
- Three further double bedrooms all with built in wardrobe storage.
- Stylish bathroom comprising WC, wash hand basin, vanity storage, mirror with lighting and socket, bath and shower cubicle.
- Double glazing throughout.
- Gas central heating, solar panels, solar 200 unit housed in the attic.
- Double garage accessed from the driveway or via utility room.
- Fully fitted alarm system with CCTV.
- Beautiful, enclosed garden to the rear, south facing decking area and stylish patio space.





## Location

Grove Farm Gardens is quietly situated within an ever-popular residential district of Bonnyrigg, lying some eight 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 system, 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. The nearby Broomieknowe Golf Course is within close proximity with a recently refurbished club house with restaurant. Kings Acre and Melville golf courses are also 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 for nursery to secondary level.

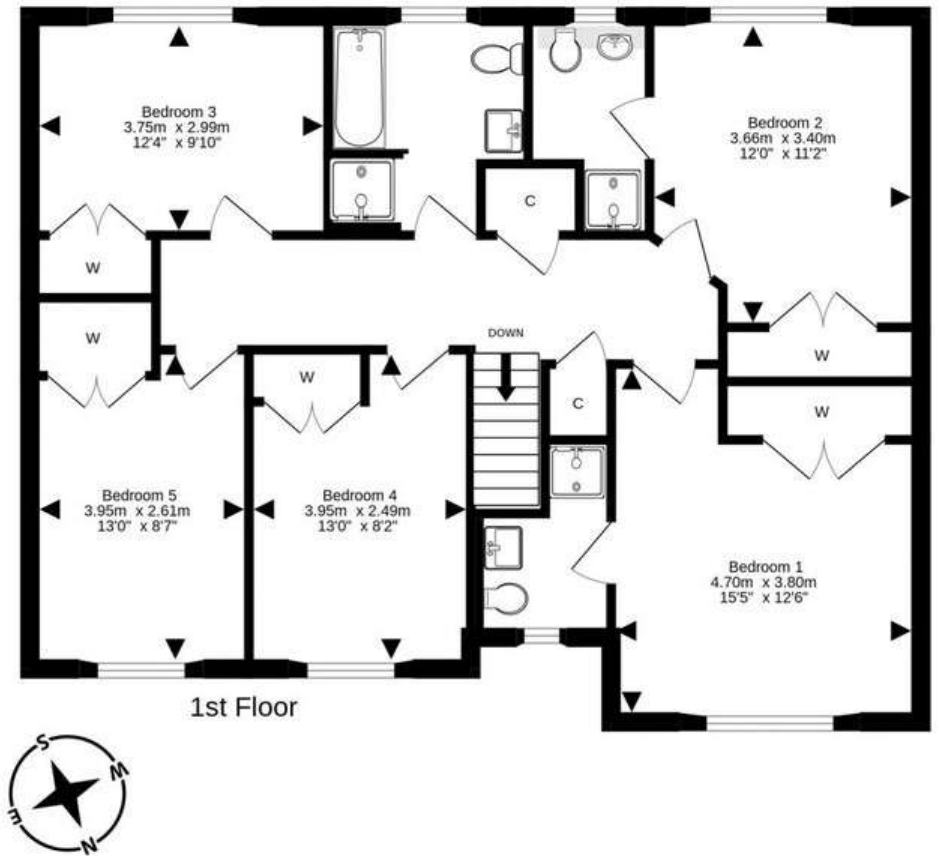
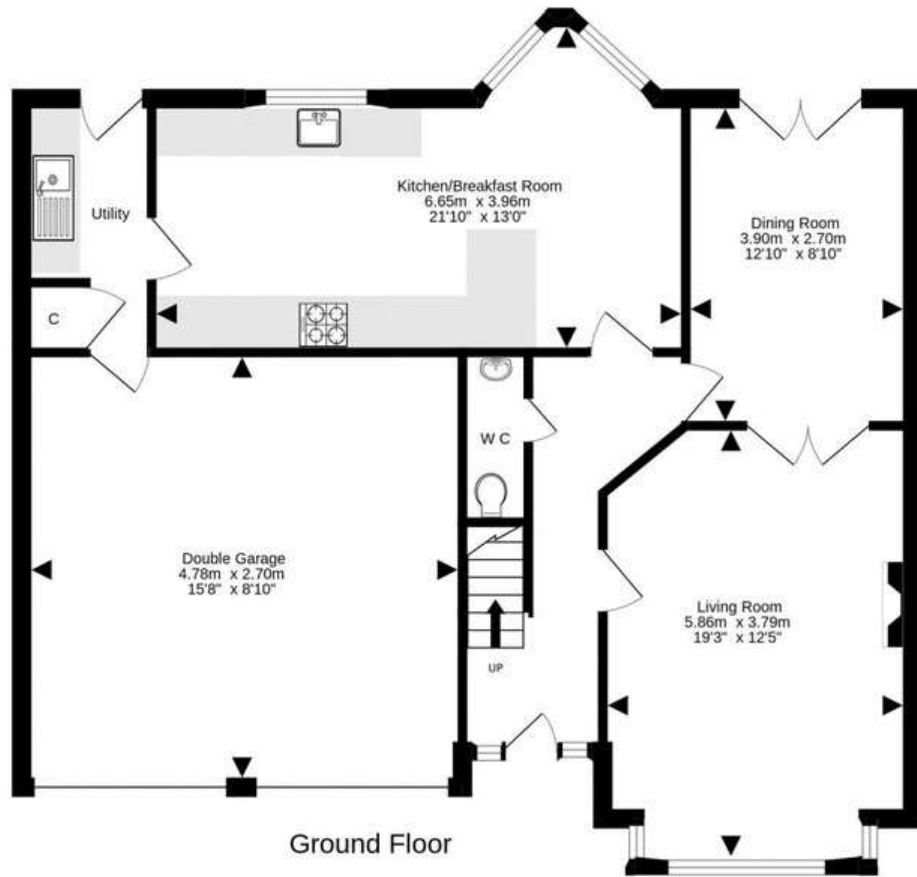
## Extras

Included in the sale are: Two breakfast bar stools, shelving units in the garage, black mirrors over staircase, black radiator covering in the hallway and curtain poles in the bedrooms. No warranty applies to any integrated appliance, free standing white goods or any moveable items included in the sale.

## Price & Viewing

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

EPC Band - B



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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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.

