



1 South Chesters Gardens, Bonnyrigg, Midlothian, EH19 3GF



Welcome

Welcome to 1 South Chesters Gardens, Bonnyrigg, a stunning, as new, detached, extended and upgraded family home occupying a wonderful plot within 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. McDougall McQueen are delighted to present to the market this bright, spacious, and extended, beautifully styled 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. There are superb private garden grounds to the front, and rear, the rear garden commands a superbly sunny aspect, complete with a superb garden pod/outside office, and is ideal for outside entertaining and relaxation. A driveway provides off street parking and access to an integral garage with light, power, and remote electric door. This stunning beautifully presented family home, its superb location, and gorgeous garden grounds, with conservatory and stand-alone garden pod/home office is sure to attract a lot of interest, do not miss out, be sure to book your viewing early to avoid disappointment.

- Entrance hallway
- Ground floor WC with store cupboard
- Spacious living room with window to the front, living flame gas fire and feature fire surround
- Beautifully fitted and upgraded dining kitchen with a superb range of base and wall units, carousel storage, bin store, dual fuel range cooker, extractor, Integrated fridge freezer, integrated dishwasher, and wine cooler
- Utility store cupboard, plumbed for a washing machine
- Gorgeous dwarf wall conservatory with light, power, and electric powered wall radiator
- Upper hallway with side facing window, airing cupboard, and over stair store, loft ladder access (loft is part floored with electrics added)

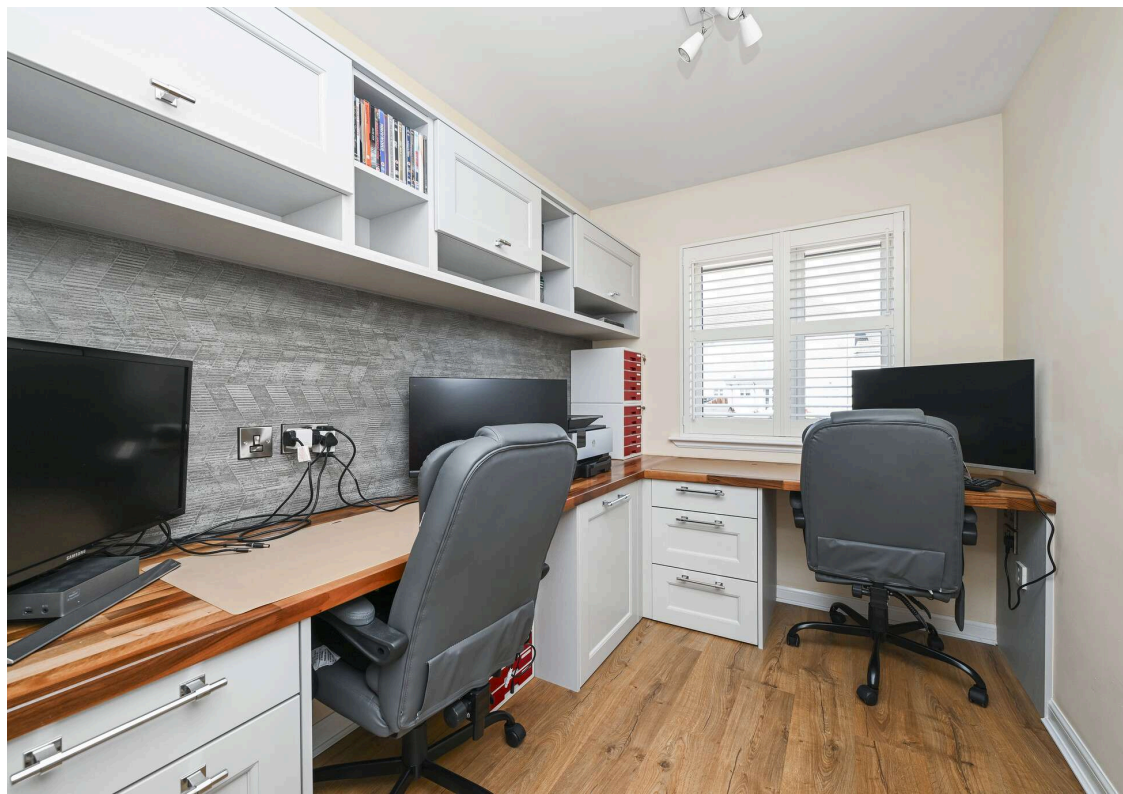
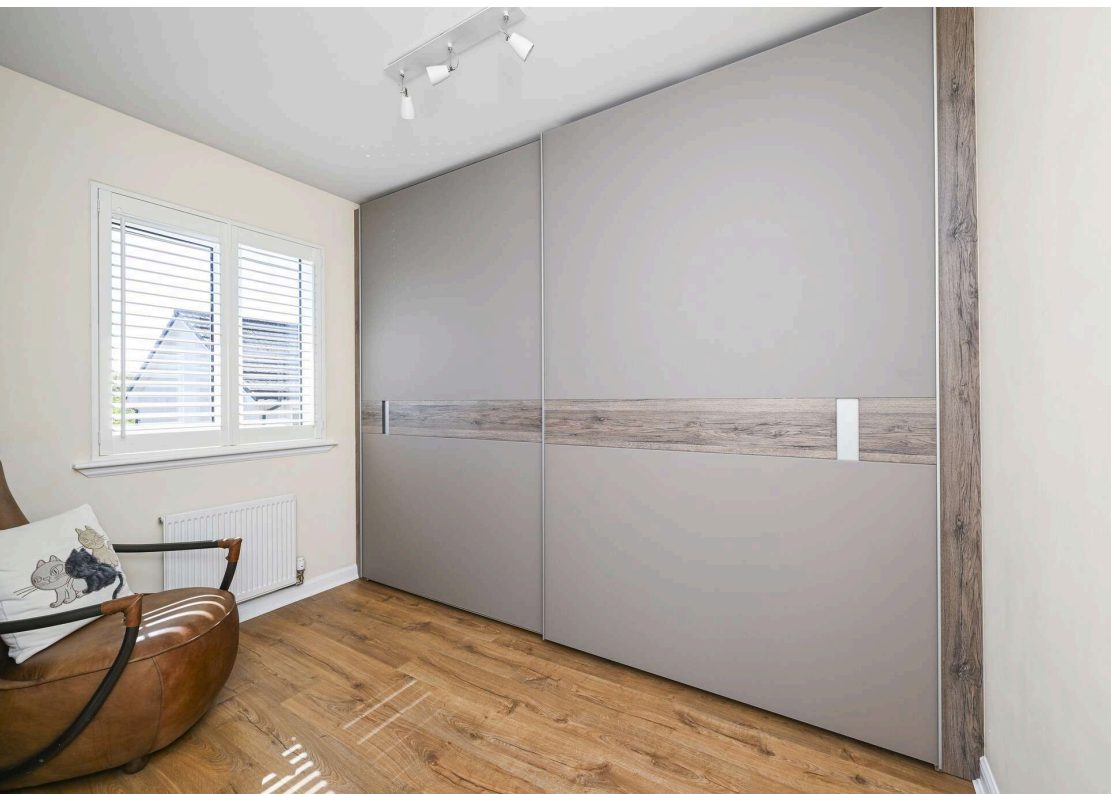






- Main bedroom with front facing window and built-in double wardrobes
- Lovely ensuite shower room, double shower with overhead raindrop shower and shower attachment, wc and sink with vanity unit
- Guest bedroom two with rear facing window, built-in bespoke wardrobes, and storage
- En suite shower room, wc and sink with combined vanity unit
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four/study office with front facing window and built-in units and storage
- Lovely family bathroom with three-piece white suite, vanity unit, and large towel radiator
- Conservatory
- Gas central heating with Hive controller, double glazing, electric vehicle charger, and alarm system
- Monoblock driveway providing off-street parking
- Integral garage with light, power, and remote electric door
- Landscaped private front, and sunny rear gardens, designed for outside entertaining and relaxation
- Wonderful garden pod/home office with, ceiling heating, light, power, internet, roof window with solar powered window blind and electric window blinds to patio door
- Upgraded property throughout with quality fixtures, fittings, and floor coverings







Bonnyrigg

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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances and the garden pod/home office. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may also be included by negotiation and are subject to offer.






Get in touch

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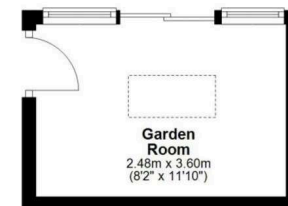
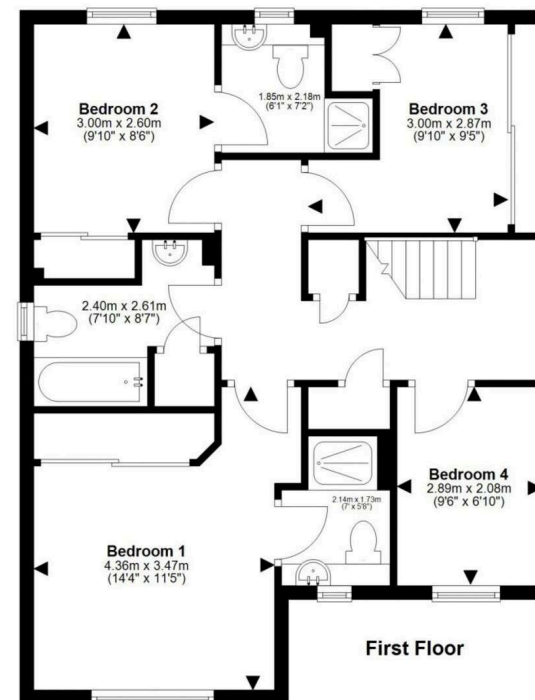
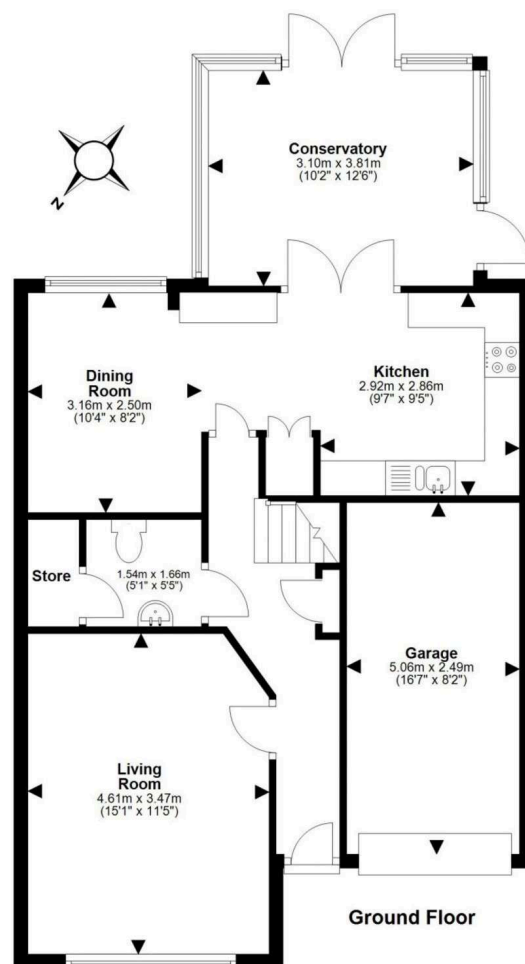
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.