



21 Pendreich Avenue Bonnyrigg, EH19 2DY

Spacious mid terraced property set on a quiet cul-de-sac in the highly regarded area of Pendreich, Bonnyrigg.

The generous living accommodation comprises: welcoming hallway, dual aspect living area, fitted kitchen, two well proportioned double bedrooms and sizeable bathroom. Additionally benefitting from plentiful on street parking, private front and rear gardens as well as the modern conveniences of gas central heating and double glazing.



Two Bedroom Mid Terraced Property

Private Front and Rear Gardens

New Combi Boiler, Cooker and Fridge

Dual Aspect Living / Dining Area

Spacious Living Accomodation

Gas Central Heating and Double Glazing

Offers Over £165,000

Outside

This sizeable home is set in popular residential area of Pendreich, located close to the heart of Bonnyrigg. Front and extensive rear gardens offer flower beds, shrubs, stone chips and garden shed while to the front of the house there is unrestricted on street parking.

Hallway

The property is accessed via the welcoming hallway which offers access to the living area, kitchen and stairs to the first floor as well as benefitting from an excellent storage cupboard.

Living Room

The impressive dual aspect living area enjoys a leafy outlook over the front and rear gardens. Additionally benefitting from fresh décor and new carpets. The two windows provide this generous space with excellent natural light.

Kitchen

The kitchen fitted with an extensive range of white wall and base units with matching worktops and tiled splashback. The appliances were recently upgraded with the brand new cooker; fridge and combi boiler.

Bedroom 1

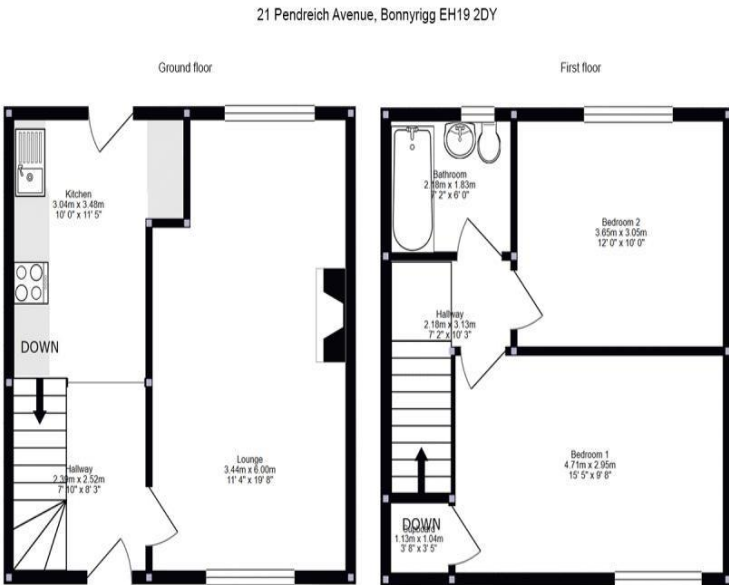
Bedroom one is a room of generous proportions, located to front of the property with window overlooking front garden, benefitting from new carpets and fresh décor.

Bedroom 2

Bedroom two is very slightly smaller then the first bedroom but again an excellent size. Located to the rear of the property enjoying pleasant views over the back gardens. Similarly to bedroom one it is finished to a nice standard with fresh décor and carpeted flooring.

Bathroom

The bathroom features tiled wet areas in addition to wet wall panelling surrounding the bath with overhead shower, vanity unit wash hand basin and concealed cistern WC while an opaque windows gives natural light and ensures privacy.



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.

Energy Performance Certificate (EPC)

Scotland

Dwellings

21 PENDREICH AVENUE, BONNYRIGG, EH19 2EF

Dwelling type: Mid-terrace house
Date of assessment: 04 June 2021
Date of certificate: 07 June 2021
Total floor area: 64 m²
Primary Energy Indicator: 256 kWh/m²/year

Reference number: 0150-2604-6260-2709-3561
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

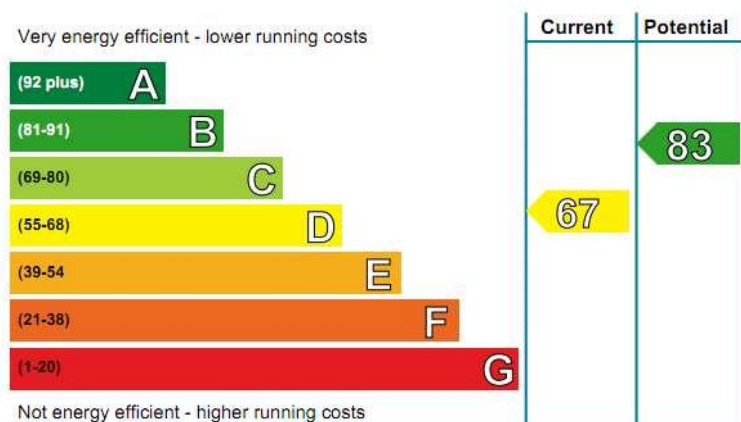
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,073	See your recommendations report for more information
Over 3 years you could save*	£237	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



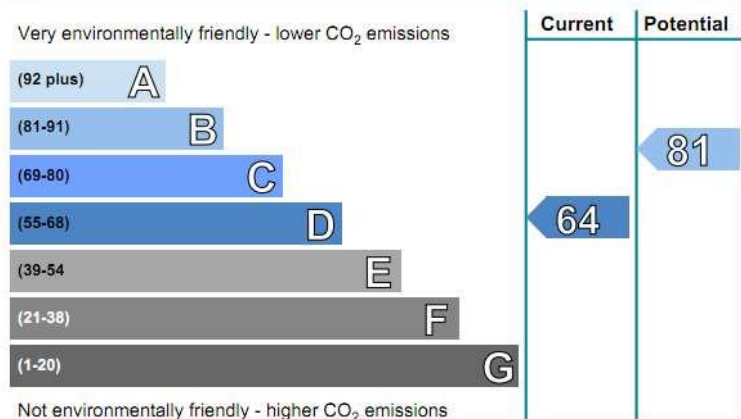
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£168.00
2 Solar water heating	£4,000 - £6,000	£75.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£954.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE