



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**18 Peacock Place**

Bonnyrigg EH19 3RA



# 18 Peacock Place

Nestled within a tranquil cul-de-sac on the sought-after southern edge of Bonnyrigg, this detached four-bedroom villa offers the perfect blend of contemporary living and peaceful suburban charm. Boasting meticulously maintained gardens to the front and rear, alongside a single integral garage and a tarmac driveway, this property is immediately appealing.

Step inside to a bright and airy hallway, complete with a convenient WC. The elegant, front-facing sitting room bathes in natural light from a charming bay window, adorned in a soothing, neutral color scheme. Across the hall, discover the heart of the home – a stylish kitchen and dining room. The spacious kitchen features sleek white gloss cabinets topped with elegant granite worktops, complemented by an adjacent utility room offering side access to the garden. A delightful dining area sits perfectly next to sliding patio doors, seamlessly blending indoor and outdoor living as it opens onto the beautifully landscaped rear garden.

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## Property Summary

- Modern development on the southern edge of Bonnyrigg
  - Detached villa with integral single garage
  - Welcoming hallway with WC
  - Elegant sitting room
  - Open-plan kitchen & dining room
  - Utility room
  - Master bedroom with en-suite shower room
  - Three further double bedrooms (with built-in wardrobes)
  - Stylish three-piece family bathroom
  - Gas central heating & double glazing
  - Front garden, includes tarmac driveway
  - Enclosed rear garden, mainly laid to lawn with paved patio seating area
- EPC Rating - C | Council Tax Band - F

**Home Report Value - £380,000**

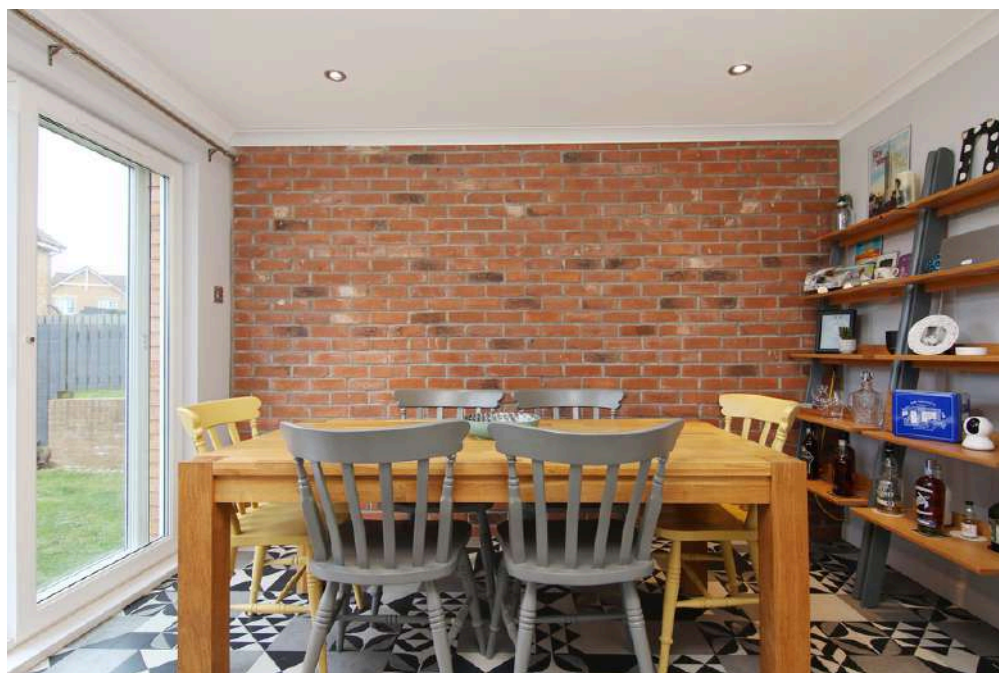






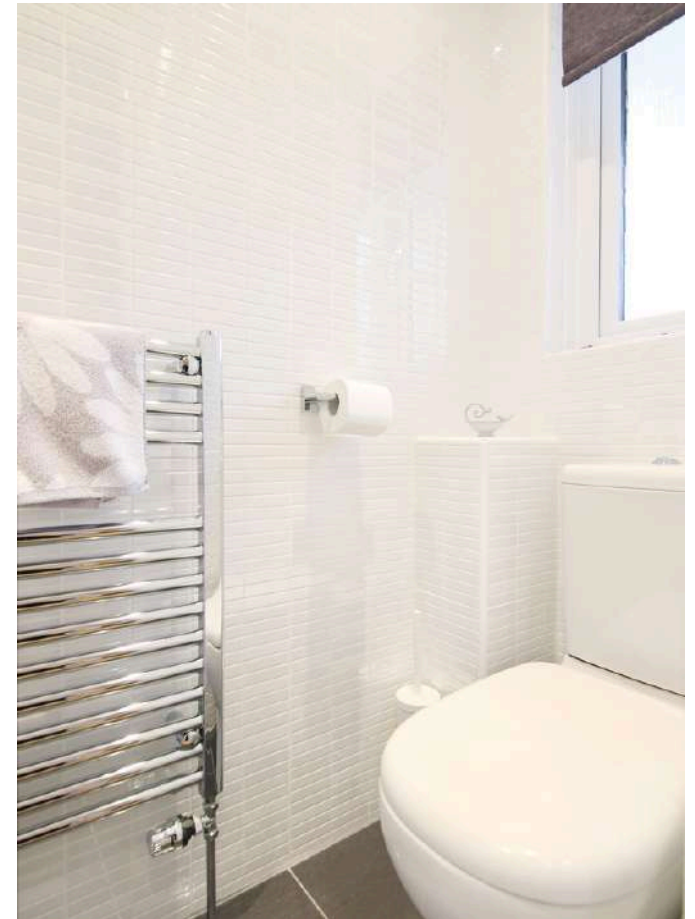


Lovely detached, four  
bedroom family home,  
with generous rear  
garden















Ascending to the airy landing, you'll find four generously sized double bedrooms, each equipped with built-in wardrobes. The master suite is a true retreat, showcasing sliding mirrored doors and a luxurious ensuite shower room adorned with exquisite pearled wall tiles. This exceptional property offers a perfect blend of comfort, style, and convenience.

Outside there are well-maintained shared grounds with direct access to the cycle path towards Penicuik.

Parking: There is ample external residents parking, including a covered spaces.

Factor: The development is factored by James Gibb with an approximate fee of £60 per quarter, this covers gardening of development communal grounds.

Extras: all fitted floor coverings, blinds, American fridge/freezer and all integrated kitchen appliances, included in the sale.







## Bonnyrigg

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this is in an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. With the reopening of the Borders Railway, the station at Eskbank, offers hassle free travel into Edinburgh or a day trip, down to the beautiful borders.

The town centre has an excellent range of amenities, for your day to day needs, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

There is an excellent range of leisure activities available, with three local golf courses, many walking options, with Roslin Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool.

A good selection of schooling is catered for from primary to secondary.





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**dream property!**



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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 111.9 sq.metres (1204.6 sq. feet)

(Excluding Garage)

Floorplan for layout purposes only. Not to scale

