



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7 Bannockrigg Road
Bonnyrigg EH19 3QP

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Ralph Sayer are proud to present this lovely 4-bedroom detached home, located in the highly desirable Hopefield development in Bonnyrigg. Offering a perfect blend of style, space, and versatility, this well appointed property is ideal for modern family living.

Upon entering, you are greeted by a generous and welcoming hallway. The ground floor is laid with sleek, newly installed Amtico flooring throughout, with the exception of the dining room, and is complemented by fresh neutral décor. The spacious lounge provides a bright and airy atmosphere, perfect for relaxing, while the formal dining room features natural wood flooring and French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The stylish kitchen is well-equipped with an array of grey wall and base units, complemented by laminate worktops and additional wooden workspace and shelving. A range of integrated and freestanding appliances are included, and there are two handy storage cupboards. The kitchen also offers convenient access to the rear garden, ideal for entertaining or family meals al fresco. The ground floor also features a modern WC, providing added convenience.

Upstairs, you'll find four generously sized double bedrooms, each with built-in storage and neutral décor throughout. The master suite benefits from its own en-suite shower room. The family bathroom, which has recently been upgraded with new flooring, features both a bath and separate shower, along with a sink and WC. The stairway, landing, and all bedrooms have been fitted with new carpets, adding a further touch of comfort.

Externally, the property is equally impressive, with a monobloc double driveway providing ample off-street parking. The fully enclosed rear garden is perfect for outdoor living, featuring both patio and decked areas, plus a well-maintained lawn. The garden is equipped with an outside tap and power supply for added convenience. An integrated single garage with an up-and-over door completes the accommodation.

No warranties on any appliances included in the sale.

Factors fees for Hopefield - Scottish Woodlands - £151.16 per annum.
Hopefield Green factor fee (Walker Estate) - John Lessels - £146.40

Home Report Value - £430,000







Outstanding family home,
with-in desirable
residential development









Property Summary



- Detached villa
- Elegant sitting room
- Dining room
- Impressive kitchen(with utility area)
- Downstairs WC
- Master bedroom with deep built-in wardrobe
- En-suite shower room
- Three double bedrooms (all with built-in wardrobes)
- Stylish four-piece family bathroom
- Gas central heating & double glazing
- Single integral garage with monobloc driveway
- Front garden & rear enclosed garden, mainly laid to lawn
- EPC Rating - B | Council Tax Band - F

Let us help you find your next
dream property!



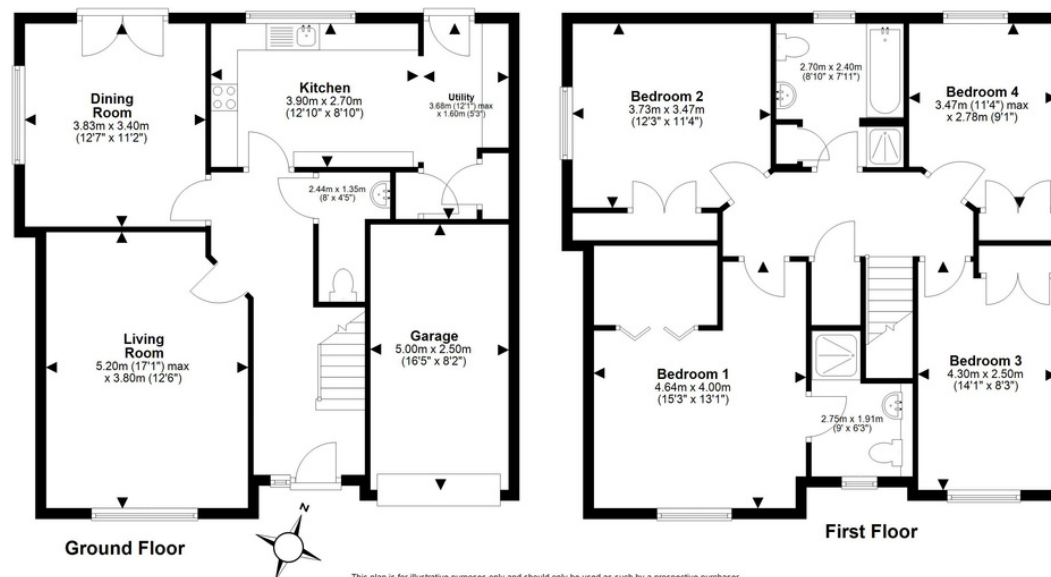
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Location

Bonnyrigg is a thriving commuter town, located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this 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



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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.