



1 Harmony Street
BONNYRIGG | MIDLOTHIAN | EH19 3NX


warners
solicitors & estate agents



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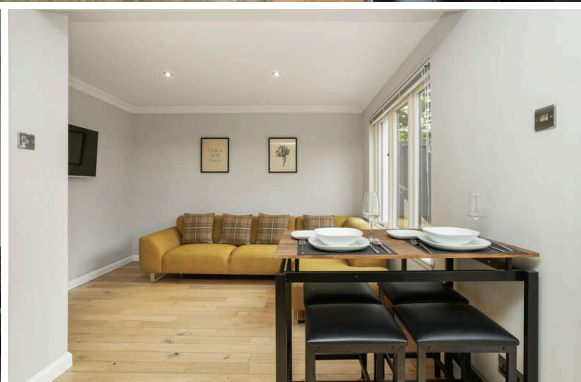
An exciting opportunity has arisen to acquire this beautifully presented four-bedroom detached family home forming part of a modern development in the popular town of Bonnyrigg in Midlothian.

Downstairs comprises a spacious lounge with fireplace, downstairs wc with heated towel rail and elegant dining/kitchen currently with 5 ring gas hob, double oven and fan, fridge/freezer and dishwasher. From here French doors open to the fully enclosed landscaped rear garden which features a patio, shed & beautiful wood decked area which is ideal for relaxing and enjoying the best of the summer weather. Upstairs, the principal bedroom boasts both a charming en-suite and built-in wardrobe storage. The three further bedrooms similarly offer built-in wardrobe storage, and a modern family shower room completes the internal accommodation with double waterfall shower over the bath. The property also benefits from further gardens to the side and front, front driveway lying within easy commuting distance of Edinburgh this stunning property will offer immense appeal to anyone looking for a family home, so early viewing is highly recommended.

- Four bedroom detached home with open-plan living
- French doors to private rear garden
- Spacious Lounge
- Downstairs WC
- Principal bedroom with en-suite shower room and integrated storage
- Three further double bedrooms (both with integrated storage)
- Family shower room
- Private gardens to the front, side & rear with shed
- Private driveway & single garage
- Gas central heating & double glazing

Extras included in the sale are washing machine, dishwasher, hob, oven, fridge/freezer and wall-mounted TV in kitchen/dining room. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Dalkeith and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station.





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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