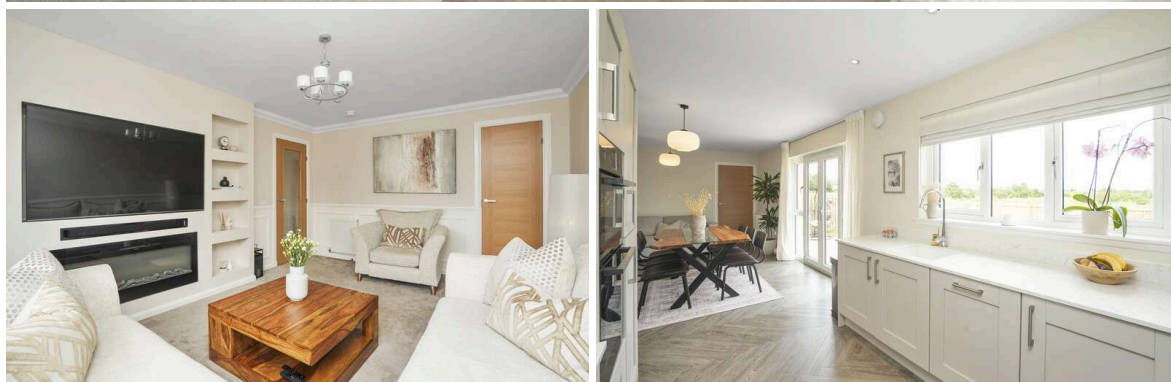




14 Millholm Gardens  
BONNYRIGG | EH19 3SH



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Rare opportunity to purchase this stunning four bedroom detached villa with private gardens, integral double garage and driveway, forming part of a select modern development. The property is presented to the market in true move-in condition, providing thoughtfully planned, and stylish accommodation on two floors, representing an ideal family home. This is one of the larger style detached villas of this type in the development, public living space is well catered for to suit the needs of today's family, including a light and spacious living room which boasts a media wall with floating feature fireplace. Set to the rear and arguably the main living hub of this home, the rear the Kitchen/dining/family room boasts Amtico herringbone design flooring, modern cabinetry with a host of integrated appliances and a silestone worktop. There is ample room for both dining and relaxing furniture, French patio doors allow a seamless transition from house to garden and there is a handy utility off which also gives direct access to the integral double garage.

Completed the accommodation on the ground floor is a WC off the welcoming hallway and upstairs houses four double bedrooms (all benefit from integrated storage) with the principal bedroom having the benefit of a luxury ensuite shower room and double wardrobe. A modern family bathroom featuring a stylish four piece suite completes the accommodation on offer.

Externally the property features a mono-blocked driveway to the front leading to an integral double garage, providing excellent storage space. The generously sized fully enclosed rear garden is mainly laid to lawn boasting two separate patio areas, making ideal for al fresco dining and outdoor entertaining. The property further benefits from gas central heating, double glazing and solar panels. Early viewing is recommended!

- Welcoming hallway with WC and excellent storage
- Light and spacious living room featuring a media wall
- Contemporary kitchen dining room/family, French doors give direct access to the rear garden and separate utility room.
- Main bedroom featuring double wardrobe and ensuite shower room
- Three further double bedrooms (all with integrated storage)
- Principal modern bathroom featuring a stylish white four-piece suite
- Gas central heating, double glazing and solar panels
- Private Driveway leading to integral double garage
- Private front & fully enclosed rear landscaped garden

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated appliances (except the stand alone washing machine) and blinds will be included in the sale of the property. Light fixtures in living and main bedroom will also be replaced. EPC: B

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 Straiton retail park 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.



