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15 Pendreich Avenue  
BONNYRIGG | EH19 2EF

  
**warners**  
solicitors & estate agents



## 15 Pendreich Avenue

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Warners are pleased to present this highly attractive semi-detached house, part of a well-established residential development in the sought-after Midlothian town of Bonnyrigg. The property is tastefully decorated in neutral tones and features beautifully maintained gardens at the front and rear, offering well-proportioned accommodation ideal for a growing family.

The accommodation briefly comprises: an inviting hallway with under-stair storage; a spacious reception room with dual aspect views of both gardens, offering ample space for dining; a modern fitted kitchen with white wall and base units, contrasting work surfaces and splashback, space for freestanding appliances, and access to the conservatory. Upstairs, there are two generously sized double bedrooms—the larger featuring built-in storage, while the second bedroom boasts stunning open views. A stylish shower room completes the layout, with a combination of tiling and wet wall, a two-piece white suite, and a glass walk-in shower cubicle.

The property also offers excellent outdoor space, with a lawned garden at the front bordered by chipstone. The rear garden is beautifully landscaped, primarily laid to lawn, and enclosed by secure fencing, with mature plants and shrubs along the borders. Additionally, off-street parking is provided by a private driveway.

- Attractive semi-detached home in popular development
- Spacious dual aspect living/dining area
- Modern kitchen with conservatory access
- Two double bedrooms, one with built in storage
- Well-maintained front and rear gardens
- Private driveway for off-street parking

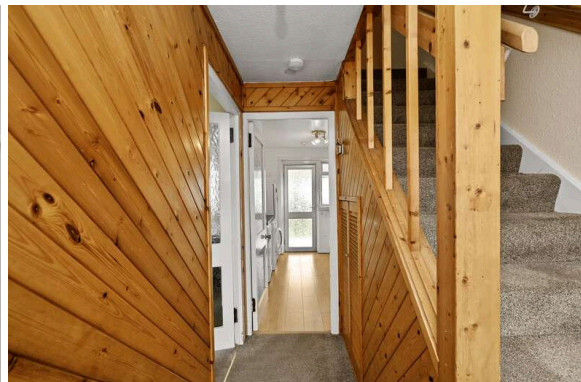
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

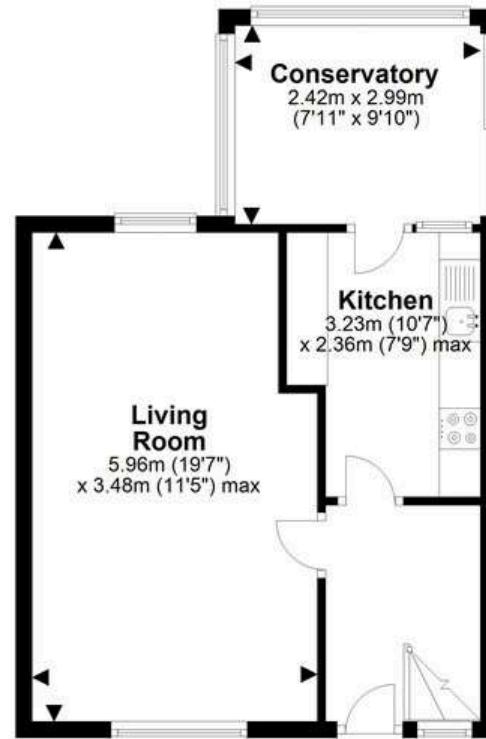




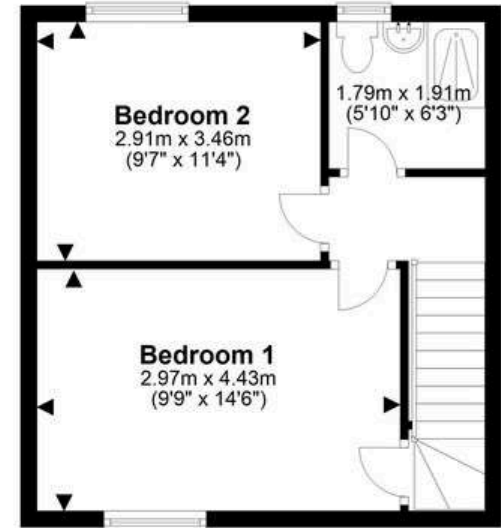
All white goods, washing machine, dryer, fridge and blinds included in sale. EPC Rating E, Council Tax Band B.

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.





**Ground Floor**



**First Floor**



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.