



12 Harmony Street
BONNYRIGG | EH19 3NX


warners
solicitors & estate agents



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Warners are delighted to present to market this beautifully presented three-bedroom detached family home set on a cul-de-sac, forming part of a modern development in the popular town of Bonnyrigg in Midlothian, only a short walk from primary schooling. Boasting private driveway, south west facing landscaped rear garden and integral garage, the property offers modern and stylish accommodation over two floors, making it perfect for a family or a couple looking for more space. On the lower level, the dual aspect spacious living/dining room forms the main public space in the property which enjoys views to the private rear garden and has ample space for both relaxing and dining furniture. The kitchen is well-appointed with a good mix of wall and base cabinetry, integrated appliances for modern living and there is breakfast bar to enjoy that morning coffee. Off this lies a handy utility room and WC, a patio door gives direct access to the rear garden. Upstairs, the principal bedroom boasts both a charming en-suite and built-in wardrobe storage. The two further good sized bedrooms similarly offer built-in wardrobe storage, and a modern family bathroom with waterfall style shower over bath completes the internal accommodation. 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.

- Detached three bedroom villa set on a cul-de-sac and in a sought-after modern established residential estate
- Welcoming hallway
- Dual aspect large open-plan living/dining room
- Well-equipped kitchen with breakfast bar and adjoining
- Utility room & WC
- Principal bedroom with en-suite shower room and integrated storage
- Two further double bedrooms (both with integrated storage)
- Modern family bathroom with stylish three-piece suite, water fall style shower over bath, chrome ladder radiator and demister Bluetooth mirror
 - Private gardens to the front & rear, the landscaped south west facing garden enjoys a private leafy outlook, mainly laid to lawn with patio area, making ideal for al fresco dining and outdoor entertaining. There is also a good sized shed for extra external storage
- Integral single garage

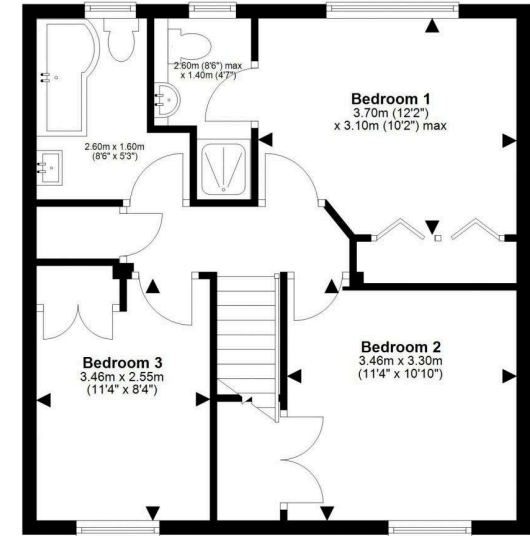
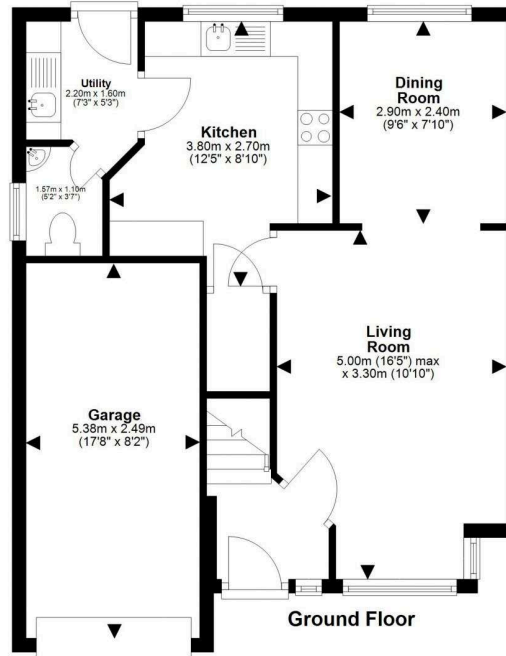
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances are included in the sale of the property including dishwasher & washing machine, along with all blinds and curtains. EPC: C Factoring: Approx. £253 P/Y: Greenbelt

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.





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.