



46 Hawthornden Avenue
BONNYRIGG | EH19 2JR


warners
solicitors & estate agents



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Warners are delighted to offer to the market this exceptional end-terraced property, presented in true move-in condition. Ideally suited for growing families or young professionals, this home is situated within a well-established residential area of the highly sought-after town of Bonnyrigg. Meticulously maintained and finished to a high standard by the current owners, the property benefits from off-street parking and private front, side, and rear gardens, complete with a large shed for additional storage. The impressive accommodation comprises an entrance hallway featuring a staircase and convenient storage cupboard, leading into a spacious reception room flooded with natural light through large windows. The contemporary fitted kitchen is equipped with sleek gloss wall and base units, under-cabinet lighting, and ample space for dining furniture. It also offers direct access to the private rear garden, ideal for indoor-outdoor living. The principal bedroom boasts fitted wardrobes, accompanied by two further double bedrooms providing flexible living options. The stylish bathroom features a modern three-piece suite with a shower over the bath. Externally, the rear garden is enclosed and beautifully manicured, offering a patio area, lawn, and a large stoned section to the side housing a substantial shed for external storage. The front of the property presents a stoned driveway and a well-maintained garden bordered by plants and shrubs, enhancing the home's curb appeal. This property represents a fantastic opportunity to acquire a comfortable, stylish home in a prime location.

Accommodation

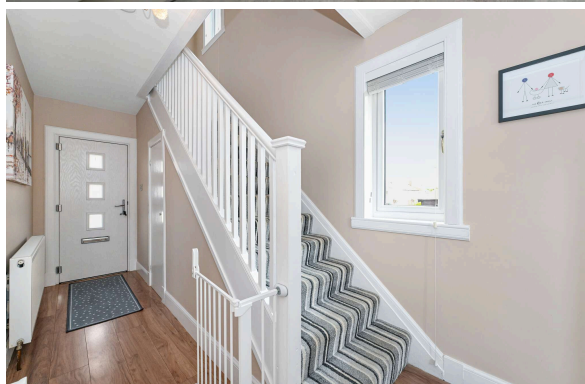
- Entrance hallway with staircase and built-in storage cupboard
- Bright and spacious living room with large windows
- Contemporary fitted dining kitchen with gloss wall and base units, under-cabinet lighting, and dining space
- Direct access from kitchen to private rear garden
- Principal bedroom with fitted wardrobes
- Two further double bedrooms (one with built in storage)
- Modern bathroom with stylish three-piece suite and shower over bath
- Private front & enclosed rear garden with patio, lawn, and large stoned area
- Large external shed providing ample storage
- Off-street parking with stoned driveway
- Located in an established residential area of Bonnyrigg, ideal for families and professionals

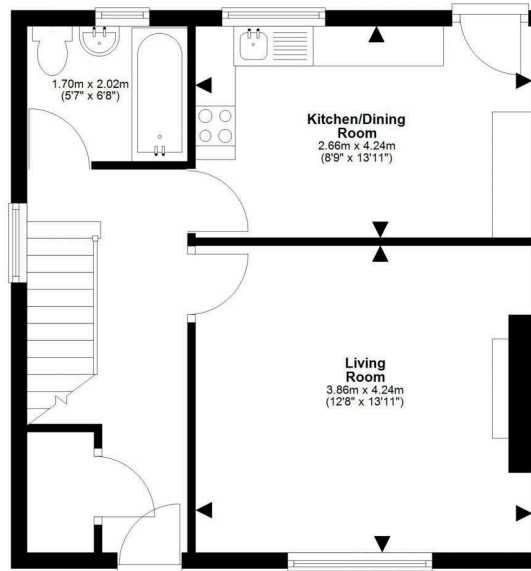
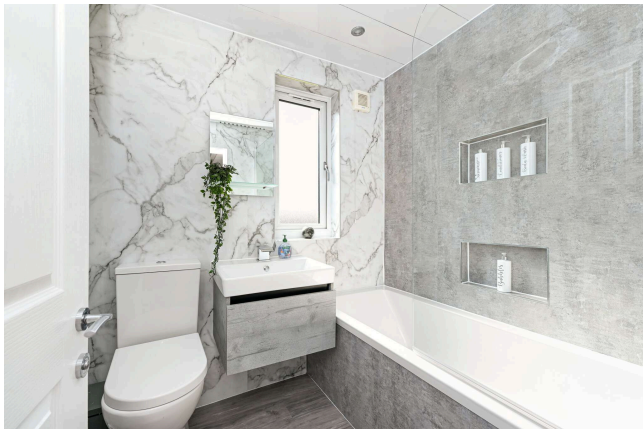
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property as well as blinds and light fittings. EPC: D CT: C

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.

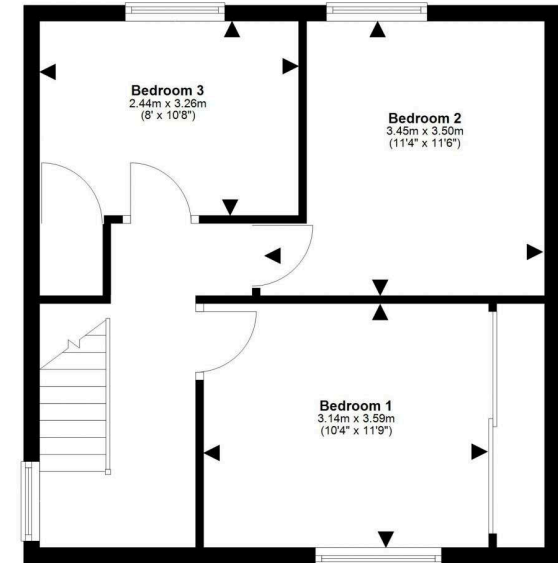




Ground Floor



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



First Floor