



3 South Chesters Park
BONNYRIGG | EH19 3GE


warners
solicitors & estate agents



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A fantastic opportunity has arisen to acquire this beautifully presented three-bedroom semi-detached villa, quietly positioned within a well-regarded modern development. Ideal for young families, professionals, or anyone seeking a stylish, low-maintenance home, the property offers a superb blend of contemporary interiors, generous proportions, and private outdoor space. Set in a peaceful cul-de-sac, the home is conveniently located close to a wide range of local amenities, reputable schools, and excellent transport links into Edinburgh and beyond. Internally, the accommodation is finished to a high standard, with bright, well-designed living spaces tailored to modern lifestyles. The ground floor features a welcoming entrance hall with WC, a spacious lounge with a peaceful aspect and excellent natural light, and a large open-plan kitchen/dining area with integrated appliances and ample worktop space. French doors lead directly to the rear garden, creating a seamless flow between indoor and outdoor living. A handy utility cupboard adds extra storage and practicality. Upstairs, the principal bedroom enjoys open views and a built-in wardrobe, while two further bedrooms provide flexible space for children, guests, or a home office. A stylish family bathroom completes the upper level, featuring a full-sized bath, separate shower, and modern fittings. Externally, the fully enclosed rear garden offers a private, safe space with a lawn and paved patio—perfect for entertaining or relaxing. An allocated parking space to the rear provides convenient off-street parking. This is a fantastic opportunity to secure a modern home in a well-connected location that doesn't compromise on style, comfort, or space. Early viewing is highly recommended.

Key Features:

- Stylish and well-proportioned three-bedroom semi-detached villa
- Peacefully located in a desirable modern development
- Bright, spacious lounge with tasteful modern decor
- Contemporary open-plan kitchen/dining with French doors to garden
- Useful downstairs WC and separate utility cupboard
- Principal bedroom with open views and built-in storage
- Two further versatile bedrooms (one with built in storage)
- Modern family bathroom with bath and separate shower
- Gas central heating and double glazing throughout
- Private, fully enclosed rear garden with patio, lawn and shed
- Allocated parking space to the rear

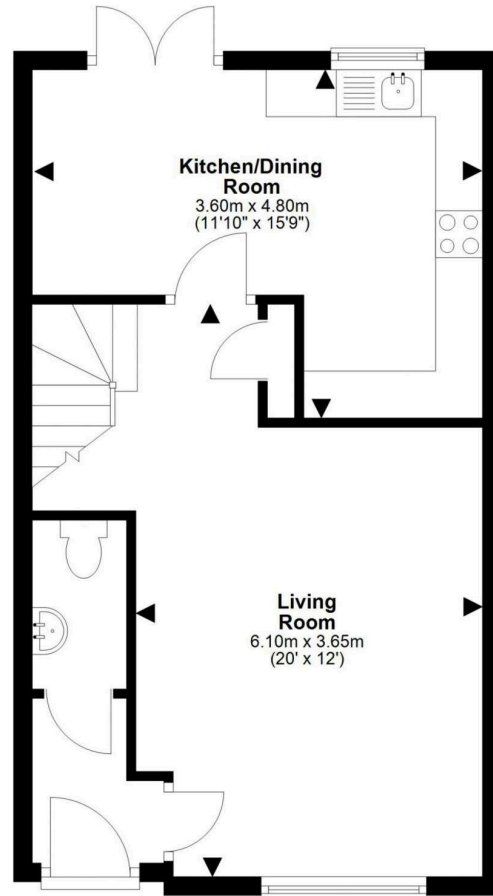
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



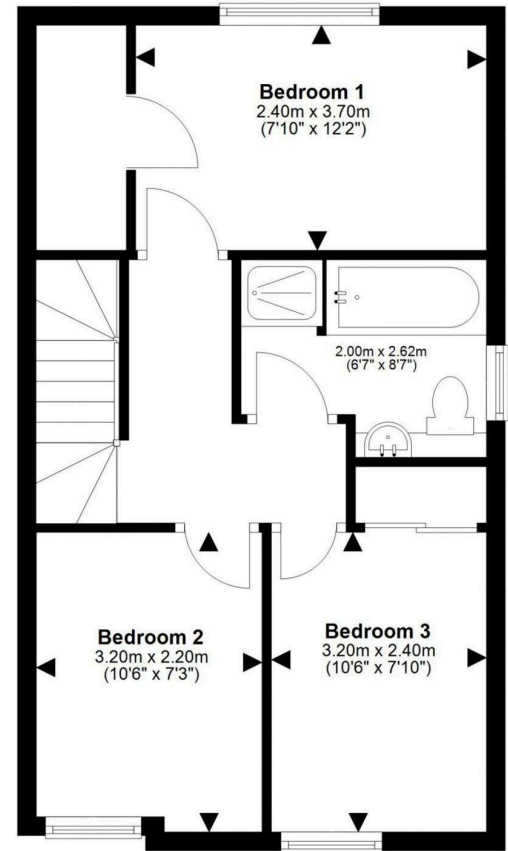
All integrated kitchen appliances will be included in the sale of the property, including washing machine, dishwasher, microwave & oven. EPC: C CT: D Factoring: Hacking & Paterson: TBC & Scottish Woodlands: TBC

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

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.