



warners
for sale
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57 Gladstone's Gait
BONNYRIGG | EH19 3GA


warners
solicitors & estate agents





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Nestled on a quiet street in the heart of Bonnyrigg, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached family home. Offered to the market in true move-in condition the property boasts a wide driveway, garage and front and rear gardens and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace, a contemporary kitchen with attractive units, breakfast bar and access to the useful utility room, a separate dining room overlooking the rear garden and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a master bedroom with large built-in mirrored wardrobes and an elegant en-suite shower room, three further well-proportioned double bedrooms - all with built-in wardrobes and the home is finished by a stylish main bathroom. Externally the fully enclosed and extremely secluded rear garden is a manicured space mainly laid to lawn with a paved section ideal for al fresco entertaining.

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





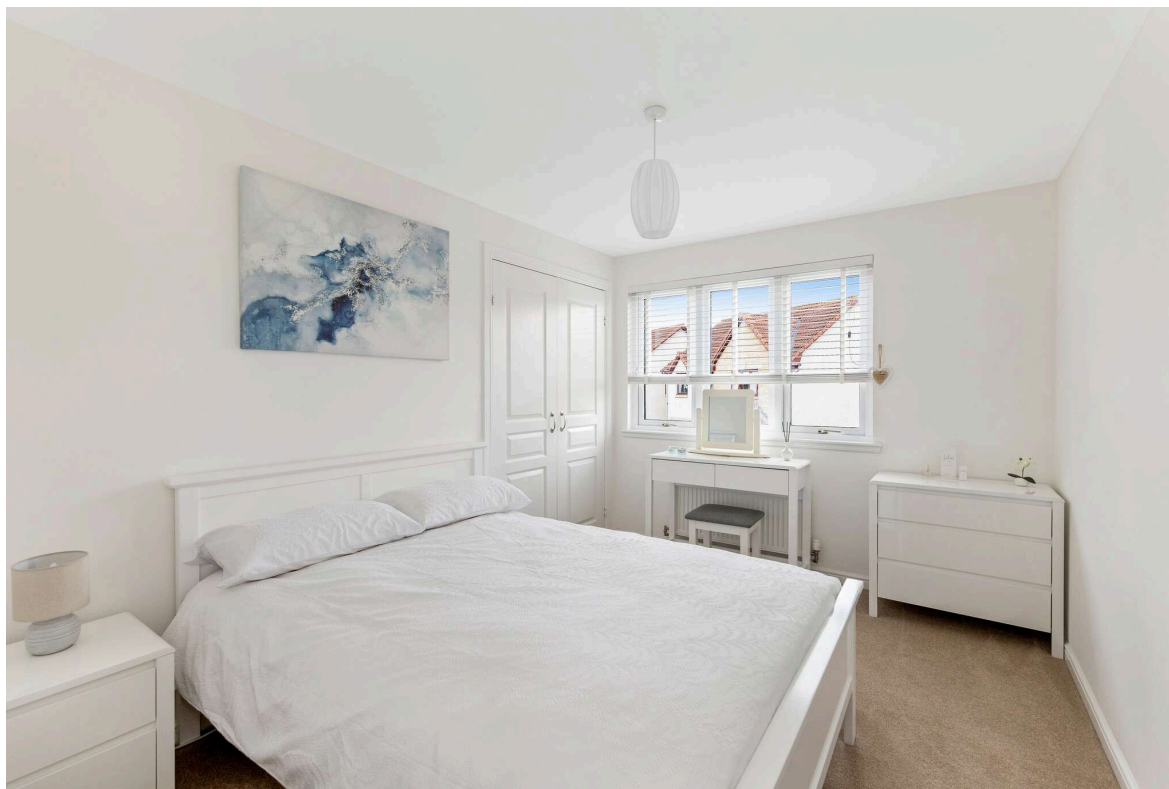
- Detached family home on generous, secluded plot
- Wide driveway, garage and front and rear gardens
- Welcoming hallway
- Bright lounge,
- Contemporary kitchen,
- Separate useful utility room,
- W/C
- Dining room
- Four double bedrooms and two bathrooms



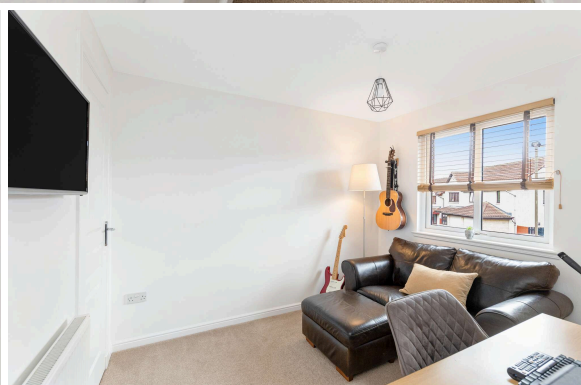
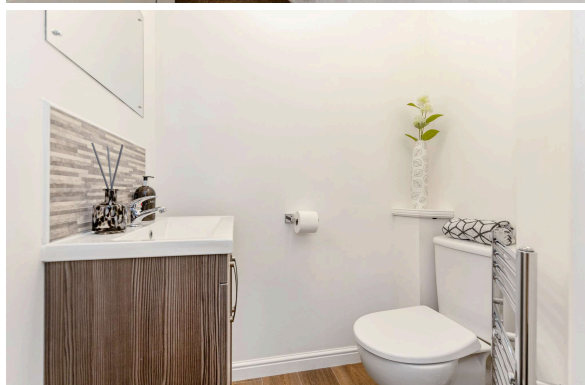
Energy Rating C, Council Tax Band F.

Ground Maintenance fee payable to Speirs Gumley, approx. £22 per month.

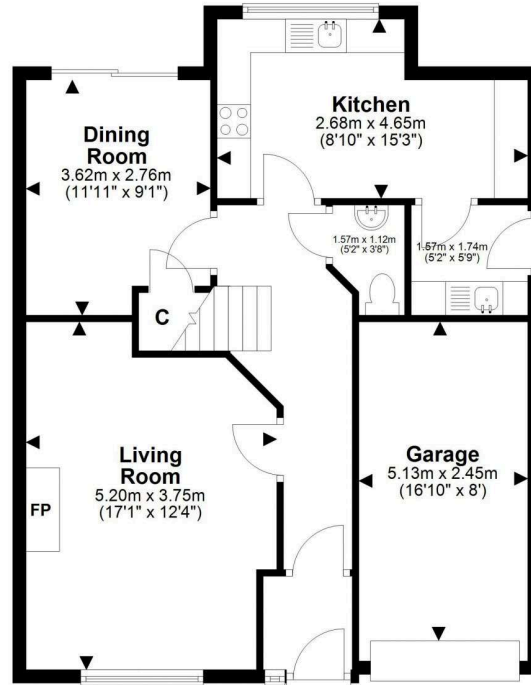
All window blinds, integrated kitchen appliances, washing machine, dining room bookcase and wooden garden bike shed will be included in the sale.



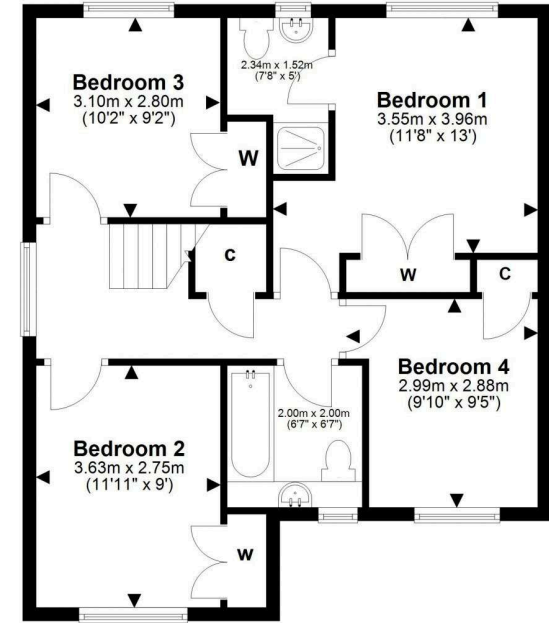
The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is an excellent range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park. The immediate vicinity lends itself to peaceful country walks, a sports complex offering 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.







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.