



11 South Chesters Medway
BONNYRIGG | EH19 3GG


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Set within the established Hopefield Estate in the sought-after Midlothian town of Bonnyrigg, just eight miles south-east of Edinburgh's city centre, this beautifully presented modern townhouse combines contemporary style with generous living space across three well-planned levels.

A welcoming entrance vestibule leads into a bright, well-proportioned interior, beginning with a handy cloakroom/WC. To the front, the sleek fitted kitchen is equipped with an excellent range of contemporary cabinetry, quality work surfaces, and a full suite of integrated appliances, creating a stylish and practical setting for cooking and casual dining. Set to the rear, the spacious living and dining room forms the heart of the home, with elegant decor and French doors that flood the space with natural light and open directly to the private garden.

Upstairs, the first floor hosts two generous double bedrooms, each with integrated wardrobes, alongside a family bathroom featuring a contemporary three-piece suite and mains shower over the bath. The top floor offers outstanding flexibility, presenting a sizeable single bedroom and an impressive principal suite with fitted wardrobes, a sleek en-suite shower room.

Outside, the property boasts a well-maintained rear garden designed for relaxation and entertaining, with a neat lawn, a raised decking area perfect for outdoor dining, and a handy garden shed for storage.

Immaculately presented and move-in ready, this exceptional home offers a perfect blend of contemporary style and everyday convenience in a highly desirable location.

- Welcoming hallway with excellent storage
- Downstairs WC
- Contemporary fitted kitchen to the front with sleek cabinetry, quality worktops, and a full range of integrated appliances.
- Spacious open-plan living / dining room area with French doors opening directly to the private rear garden.
- Four bedrooms, the principal boasting modern ensuite shower room
- Stylish family bathroom with a three-piece suite and mains shower over the bath
- Neatly maintained front garden and private rear garden laid to lawn with raised decking area and garden shed
- Gated rear access to an allocated private parking space
- Gas central heating and double glazing
- Extra on street parking

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

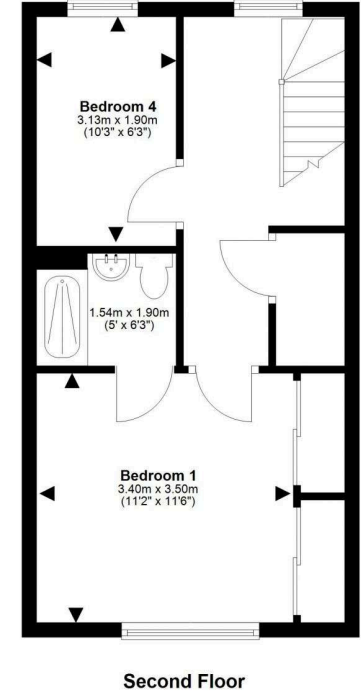
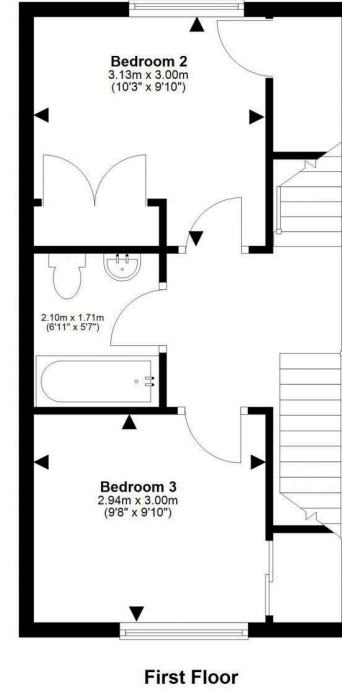
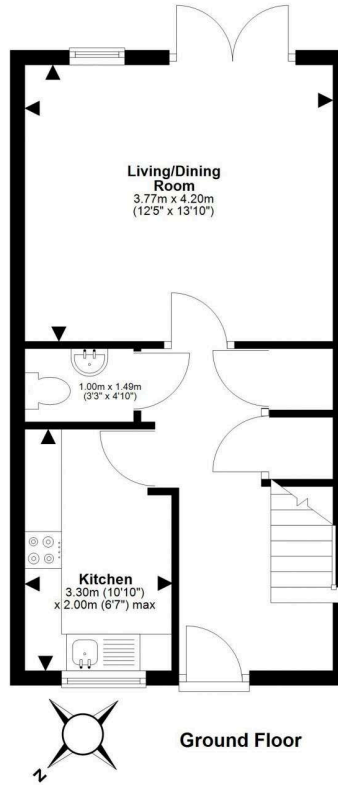


Fees payable to factor: Hacking and Paterson - charge quarterly, approximately £72 and Scottish Woodlands - charge quarterly, approximately £38.

Council Tax C, Energy Rating C

All fixtures, fittings, curtains, blinds, integrated kitchen appliances, shed fridge freezer, and small storage unit in down stairs bathroom, will all be included in the sale.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh, conveniently placed for swift access to the City Bypass, Edinburgh Airport and the wider motorway network, it also benefits from frequent public transport links to the capital and surrounding areas. 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.



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.