



3 Bellcote Lane
BONNYRIGG | EH19 3SP


warners
solicitors & estate agents



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Warners are delighted to introduce this beautiful detached family home, situated within a modern and sought-after residential development in Bonnyrigg, Midlothian.

This exceptional property offers generous and flexible living space, ideal for modern family life. The ground floor features a spacious living room filled with natural light, a large open-plan kitchen/dining room with direct access to the garden, and a convenient downstairs WC. A utility room and integral garage provide additional practical benefits.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with built-in storage. A contemporary family bathroom and a master en-suite shower room complete the upper level.

Externally, the home benefits from a fully enclosed and spacious rear garden, largely laid to lawn with an attractive patio area, perfect for entertaining or relaxing.

The location is ideally positioned for commuting, with excellent transport links including a regular public bus service and a nearby train line providing quick and easy access into Edinburgh city centre.

3 Bellcote Lane provides a unique opportunity to enjoy modern living in a peaceful yet well-connected setting.

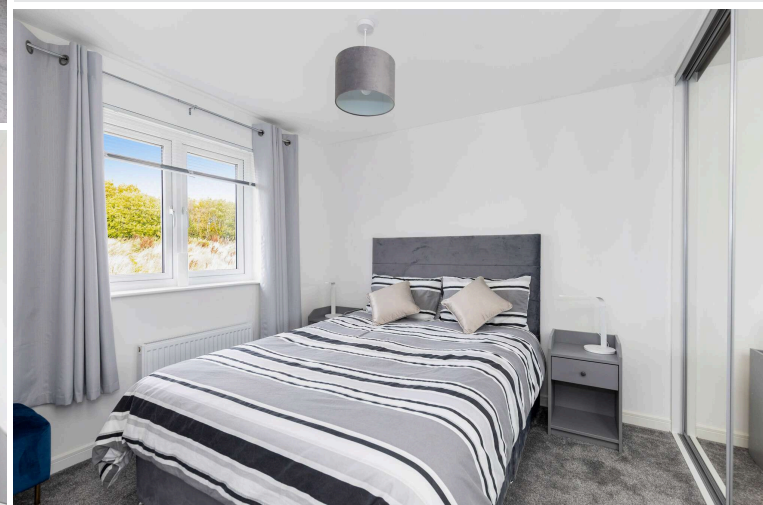
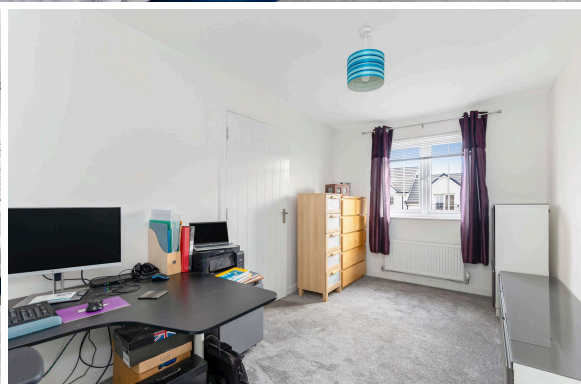
- Modern detached family home in a sought-after Bonnyrigg development
- Spacious open-plan kitchen/dining room with direct garden access
- Four generous bedrooms plus two modern bathrooms
- Fully enclosed rear garden with lawn and patio
- Integral garage and utility room for added convenience
- Excellent transport links to Edinburgh via bus and train
- Energy Rating B and Council Tax F
- Factor fee understood to be approx £18 per quarter

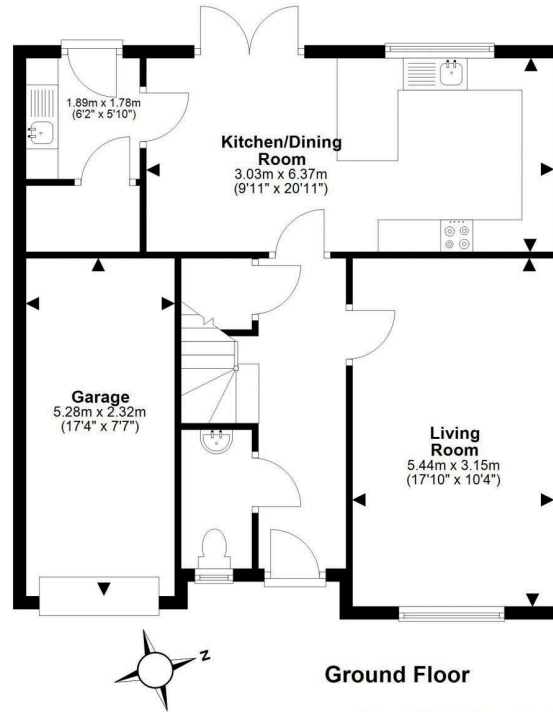
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



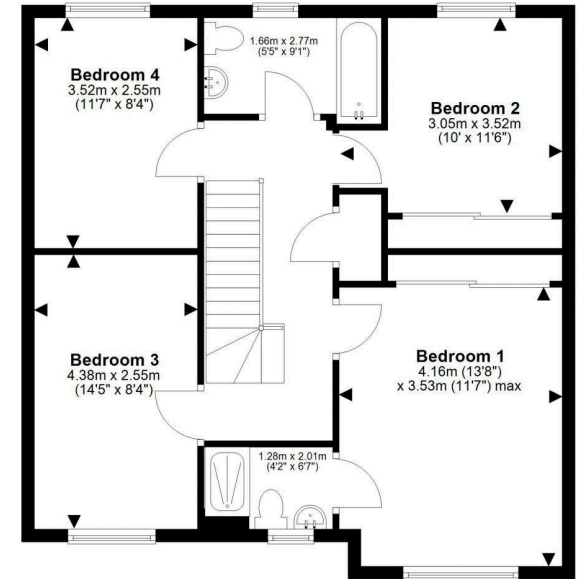
The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends 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.

Integrated appliances, washing machine, garden shed and light fittings (excluding master bedroom and living room) included in the sale. Other furniture can be made available with separate negotiation.





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.