



39 Baileyfield Park Drive  
BONNYRIGG | EH19 2BE

**warners**  
solicitors & estate agents





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Warners are delighted to present this substantial and beautifully proportioned five-bedroom detached family home, forming part of a highly regarded Cala Homes development within the popular and family-friendly town of Bonnyrigg. Designed with modern family living in mind, the property offers generous, well-balanced accommodation across two levels, complemented by solar panels enhancing energy efficiency.

A welcoming vestibule and hallway set the tone for the home, with elegant double doors opening into the front-facing lounge. This inviting space provides an ideal setting for everyday relaxation or entertaining, benefitting from excellent natural light. To the rear of the property lies the impressive open-plan kitchen, family and dining room, creating a true hub of the home. Generously proportioned, this stylish space offers ample room for dining and informal seating, with patio doors opening directly onto the rear garden, allowing a seamless connection between indoor and outdoor living. The kitchen provides excellent workspace and storage, while a separate utility room adds valuable practicality. A convenient ground floor WC and additional storage complete the lower level.

The upper floor hosts five versatile bedrooms, perfectly suited to family life or home working. The principal bedroom enjoys the luxury of a contemporary en-suite shower room, while a second double bedroom also benefits from en-suite facilities. Three further bedrooms are served by a modern family bathroom, offering flexibility for growing families.

Externally, the property is enhanced by a large monobloc driveway providing ample off-street parking and leading to a single integral garage. The rear garden is a particular highlight, enjoying a pleasant woodland outlook and offering a peaceful, private setting. Laid mainly to lawn and complemented by Indian sandstone patio areas and a dedicated decking space, the garden is ideal for alfresco dining, outdoor entertaining and family enjoyment.

Set within a sought-after modern development, conveniently placed for local amenities, schooling and transport links, this outstanding home offers space, comfort and an enviable setting. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.





- Sought-after Cala Homes development in the popular Midlothian town of Bonnyrigg
- Spacious five-bedroom detached family home arranged over two levels
- Welcoming entrance vestibule and spacious central hallway
- Front-facing lounge
- Impressive open-plan kitchen, dining and family room with patio doors to the rear garden
- Separate utility room & convenient ground floor WC
- Principal bedroom with contemporary en-suite shower room and integrated storage
- Second double bedroom with en-suite shower room and integrated storage
- Three further well-proportioned bedrooms (two with integrated storage)
- Modern family bathroom with three-piece suite
- Private front & rear landscaped gardens enjoying a leafy woodland outlook
- Large monobloc driveway
- Single integral garage
- Solar panels enhancing energy efficiency
- Gas central heating and double glazing

All fixtures, fittings, blinds, shutters, integrated appliances, shed and greenhouse will be included in the sale.

Energy rating A and Council Tax Band G

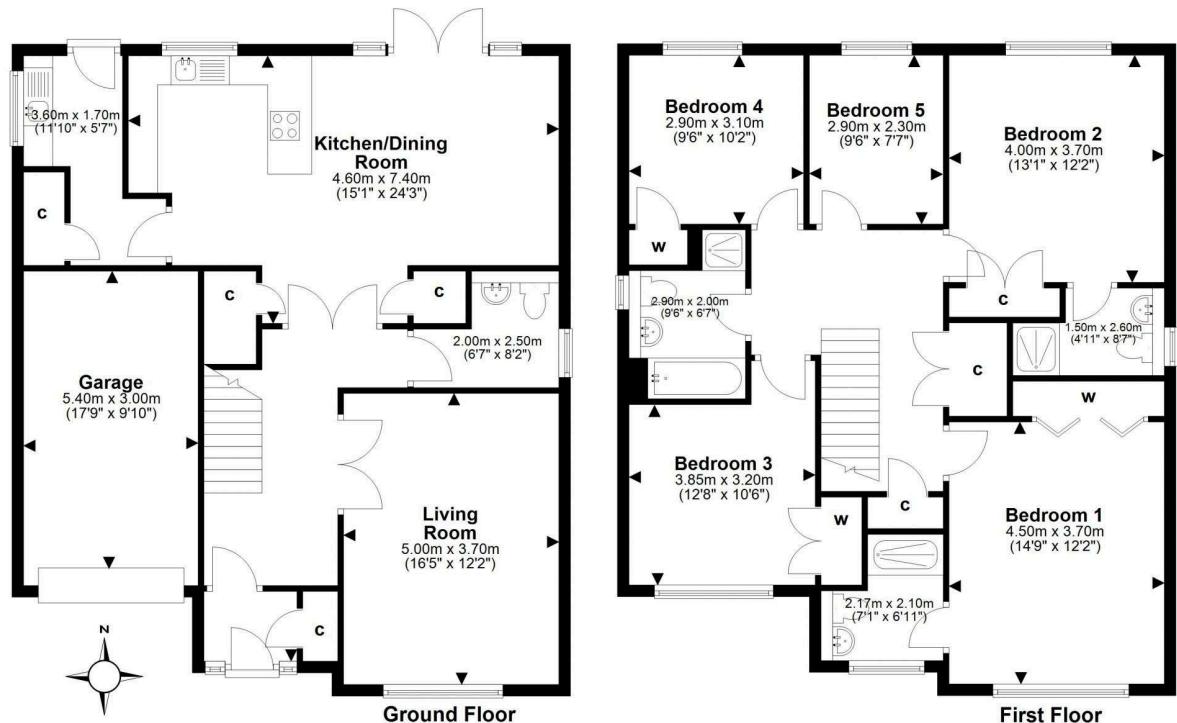
Fees payable to factor, Trinity Factor, approx. £195 per year.



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.







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.  
Plan produced using PlanUp.