

COULTERS[©]

4 HILLHEAD

BONNYRIGG, MIDLOTHIAN, EH19 2AH

 2 BED  1 BATH  2 PUBLIC



VIRTUALLY STAGED IMAGE



COULTERS[©]

TAKE A LOOK INSIDE

4 Hillhead is a charming stone built upper villa, newly refurbished and situated within walking distance of the centre of Bonnyrigg. The home boasts period features, well-proportioned accommodation and is decorated in a sophisticated colour palette with soft carpets underfoot (in the hall, livingroom & bedrooms). There is an extensive attic store (accessed by a stair) and a superb enclosed, generous private garden and elevated terrace.

KEY FEATURES



Charming, freshly refurbished stone built upper villa.



Two bright double bedrooms.



Generous large enclosed rear garden with raised sun deck & shed.



Unrestricted on street parking.



Situated in the ever popular area of Bonnyrigg.



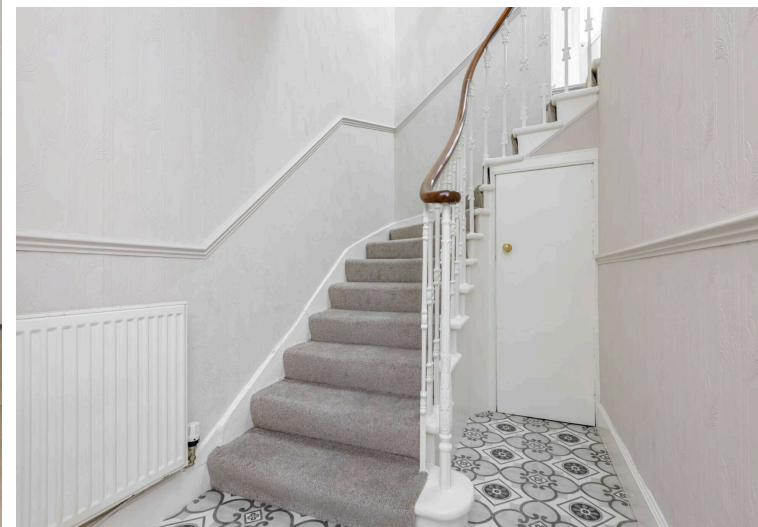
Impressive, large attic store with delightful views.



EPC Rating - Unknown



Council Tax Band - D



The main door opens at ground level onto an elegant hall with attractive tiling and a stair to the main living accommodation. The corner aspect sitting room is filled with light and offers an engaging outlook to the front of the property, across and down to the High Street.

The spacious delightful kitchen/dining room is fitted with a series of wall and base mounted cabinetry with a worktop and a contemporary metro-style tiled splashback, incorporating a gas hob and electric oven. There is also space for a dishwasher. Adjacent to the kitchen is a practical, bright utility room with both wall and base mounted units, in addition to plumbing for a washing machine. The door to the rear terrace and garden is situated here.





CONTINUED...

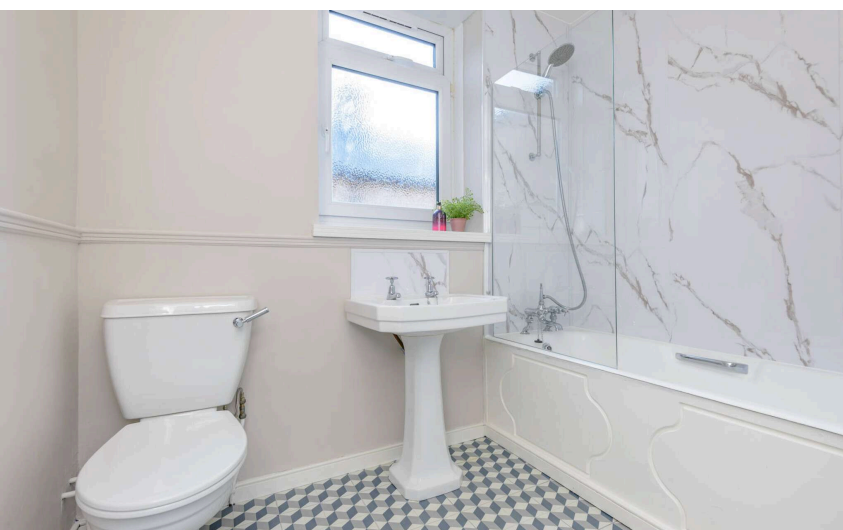
There are two lovely double bedrooms; one to the front of the property (incorporating a window seat), the other to the rear, in addition to a stylish, light bathroom fitted with a white three piece suite comprising bath (with shower over), WC and wash hand basin.

A stair leads to an impressively large attic which has been carpeted and painted. There is a wonderful view across the rooftops of Bonnyrigg from this charming space. In addition to the attic, there are four sized storage cupboards throughout the flat.

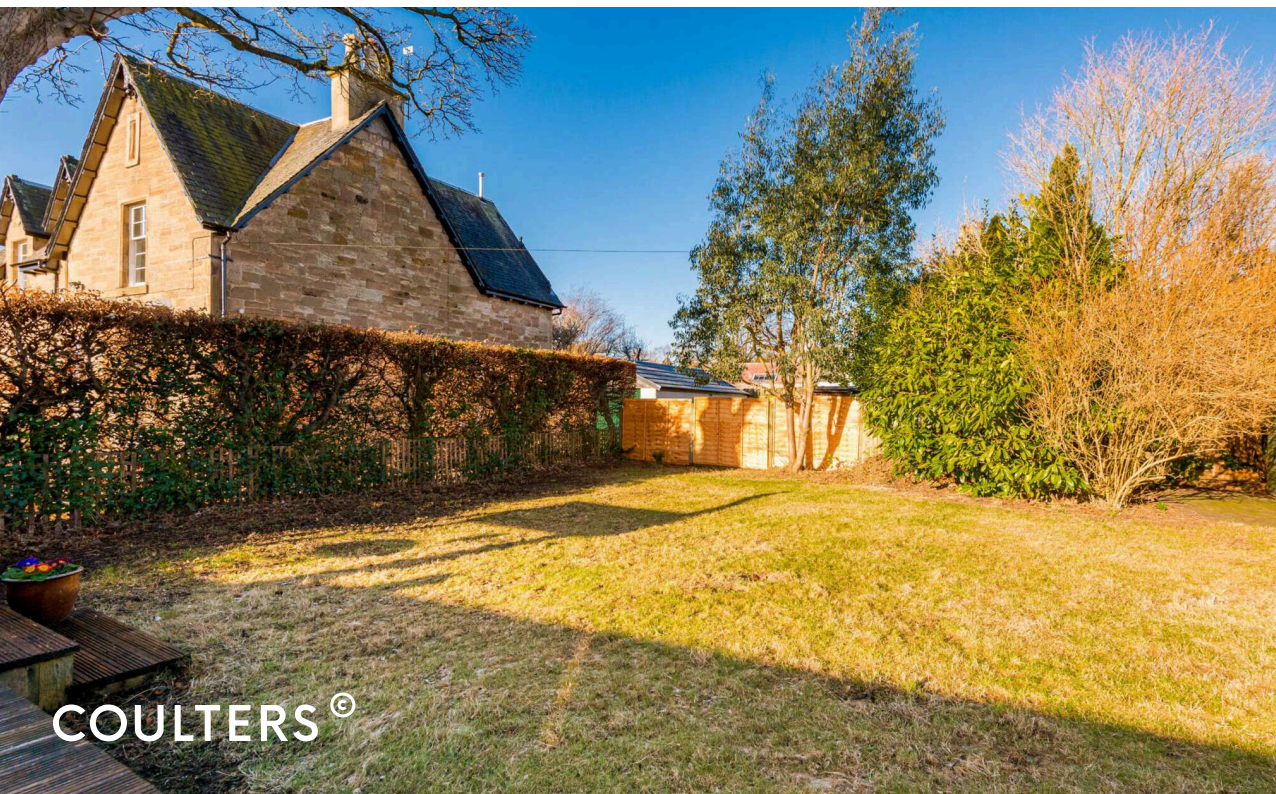
From the utility room, the door opens onto a raised decked terrace with steps leading down to the superb gem of an enclosed rear garden. At one end, a large elevated decked area provides the perfect spot for outdoor entertaining. The generous remainder of the garden is mainly laid with lawn and punctuated trees and shrubs.

Unrestricted parking is available on the street outside.

*Please note that some of the images have been virtually staged to give a suggestion of how the spaces could be utilised.







THE LOCAL AREA

Bonnyrigg is a thriving commuter town located approximately 10 miles south east of Edinburgh City Centre. With excellent transport links this is an ideal location for the city worker or the nearby city by pass offers fast access to the west of Edinburgh and the major road networks. The station at Eskbank offers hassle free travel into Edinburgh or a day trip down to the beautiful borders.

The town centre has an excellent range of amenities for your day to day needs including a post office and library. For larger shopping needs there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead.

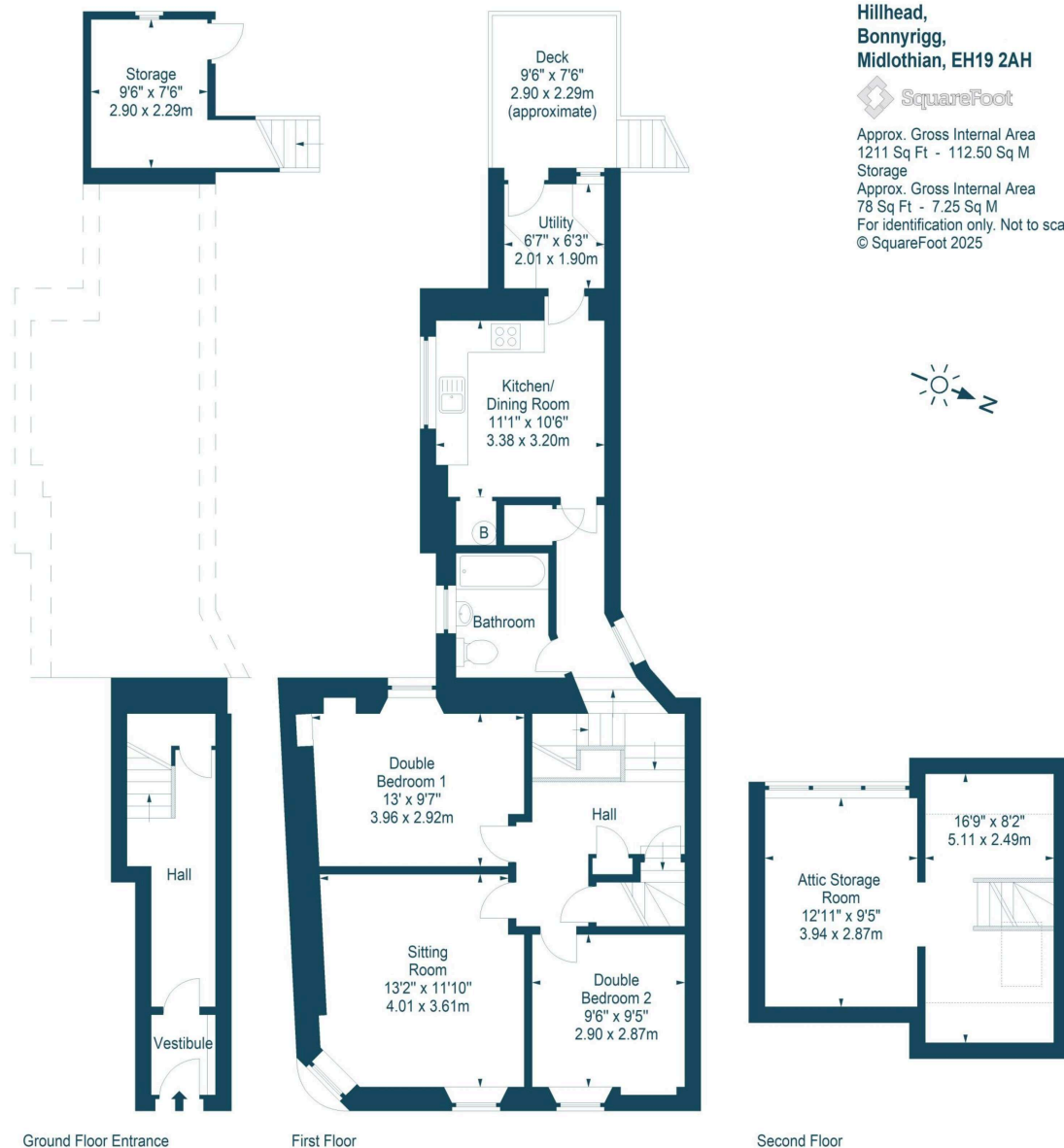
There is an excellent range of leisure activities available with three local golf courses, many walking options with Roslin Country Park and Dalkeith Country Park.

A good selection of schooling is catered for from primary to secondary, with Lasswade Primary School a short walk away from the home.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £250,000



GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.