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Offers Over

£450,000

17 Kilconquhar Place

Bonnyrigg | Midlothian | EH19 3SR

A tremendous opportunity has arisen to acquire this beautifully presented five-bedroom detached villa, quietly positioned within a sought-after modern development in Bonnyrigg. Boasting lovely private gardens and an integrated double garage, whilst situated close to superb amenities, schooling, and transport links, the property undoubtedly makes for an ideal family home.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Double garage & driveway
-  EPC Band - B
-  Council Tax Band - F



Description

The accommodation opens with a welcoming entrance hallway. The lounge is spacious and bright, benefitting from a dual aspect outlook and French doors, creating a fantastic space for both relaxing and entertaining. The stylish and well-appointed kitchen/diner is fitted with a range of modern integrated white goods and finished in smart neutral tones. The space further benefits from a breakfast bar, ample dining space, twin windows, and a large understairs utility cupboard/pantry, making it an ideal hub for family living and entertaining. A ground floor double bedroom room enjoys an impressive corner aspect with a lovely outlook and offers flexible use as an additional reception room, playroom, or home office. A separate utility room provides additional space for freestanding white goods. Completing the ground floor is a beautifully presented WC, featuring sintered stone panelling, a feature wooden panel wall, and LED mirror.



Upstairs, the first floor landing provides access to a water tank cupboard and loft space. The principal bedroom is another standout feature of the home, enjoying an attractive corner aspect and benefitting from fitted mirrored wardrobes. A stylish en-suite shower room accompanies the room, fitted with a double shower cubicle and partial tiling. Bedroom two is a comfortable rear-facing double, enhanced by a cleverly designed panelled wall concealing fitted wardrobes. Bedroom three is another good-sized front-facing double, while bedroom four is a smaller rear-facing double. All bedrooms offer ample room for freestanding furniture and flexible layouts. The family bathroom is partially tiled and fitted with a rainfall shower over bath, with a sun pipe allowing for excellent natural light.

Further benefits include luxury Amtico flooring, stylish downlights, mixture of satin black and chrome face plates, dual-zone Hive controlled gas central heating, double glazing, CCTV, security alarm system, and solar panels.

Factor fees are payable of approximately £33 per month.

Gardens & Parking

Externally, the property enjoys a lovely private rear garden featuring chipped stone sections and a substantial, well-maintained lawn. Front and side gardens are also laid to lawn. A double driveway and integrated double garage provide superb off-street parking and storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, and dishwasher, perfect-fit blinds (lounge French doors and ground floor bedroom), and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





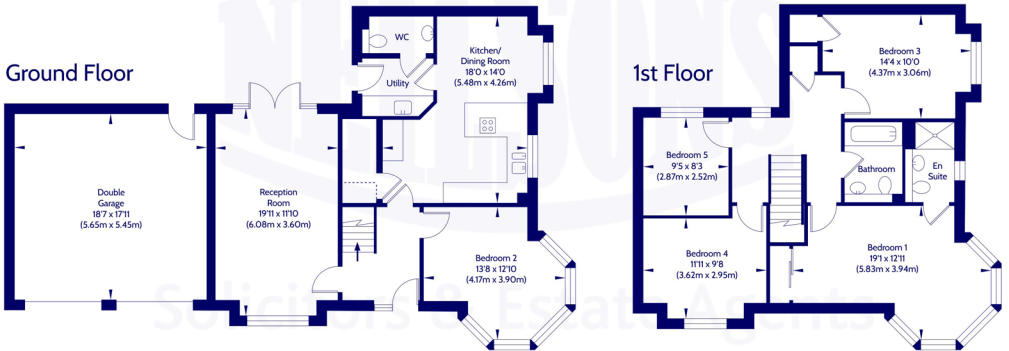
Location

Kilconquhar Place forms part of a lovely modern development in the established and sought-after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. There are frequent public transport links serving the surrounding areas and the City Centre and there is a train station nearby, ideal for the commuter. The area is well served by local shops and services and there is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool and King George V Park is just a short walk away. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level, with the property being in the catchment for Lasswade High School.





Approx. Gross Internal Floor Area 142 Sq M / 1531 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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