










Offers Over

£205,000

18 Willow Avenue

Bonnyrigg | Midlothian | EH19 3DP

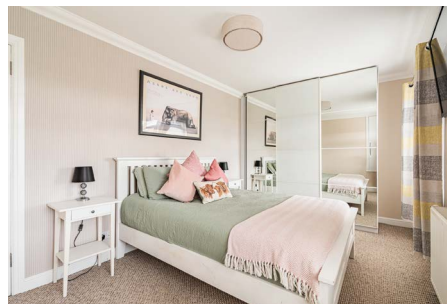
This delightful, beautifully presented semi-detached villa commands a sizeable corner plot with private gardens to the front, side and rear together with a driveway (to the rear), quietly positioned within a popular estate within Bonnyrigg, convenient for access to everyday amenities, superb commuting links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



Description

This impressive home has been extensively upgraded in recent times and is offered to the market in true move-in condition, ideally suited to the professional person/couple or small family. Enjoying excellent natural light throughout, the bright and stylish accommodation comprises; entrance hallway with good storage provisions with carpeted staircase leading to the upper floor. There is an attractive, dual aspect reception/diningroom featuring a wall-mounted contemporary remote control electric fire. The stylish kitchen is fitted with sleek white wall and base units with built-in electric hob, oven and hood and integrated fridge freezer. Windows to the side and rear provide good natural light and a door leads to the rear garden. Upstairs houses the two generously proportioned double bedrooms, both benefiting from cleverly designed built-in wardrobes and the modern bathroom comprises of a white three piece suite with mains shower over bath. In addition, there is an extensively floored attic with Ramsay ladders providing additional storage provisions and further benefits include gas central heating with combi boiler, double glazing and interlinked smoke and heat detectors.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer and free standing washing machine. Other items of furniture can be made available by separate negotiation.

Gardens and parking

The front garden is laid to lawn with attractive borders with pathway to the side and main entrance. There is a shed with power located within the side garden providing excellent storage needs and the large rear garden is laid to lawn with paved patio and incorporates the driveway, providing off-street parking for one car.

Viewing

By appointment through Neilsons on 0131 625 2222.



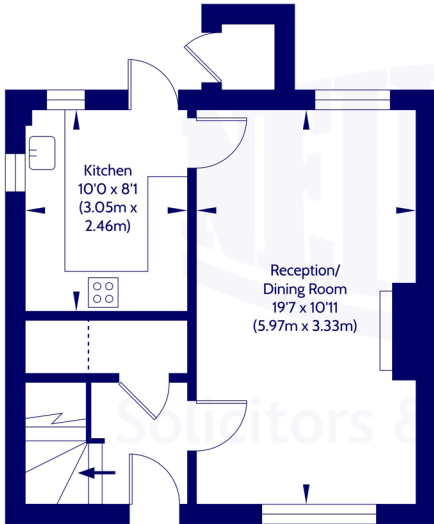


Location

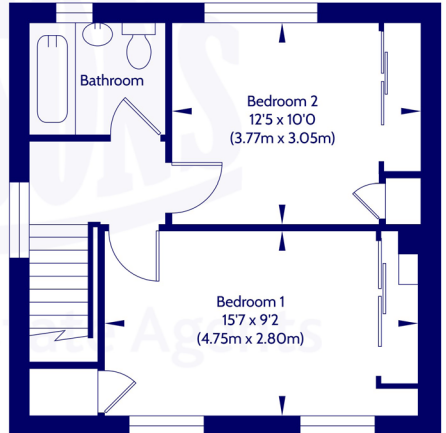
Willow Avenue forms part of an established neighbourhood in the sought after Midlothian town of Bonnyrigg, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network with frequent public transport links available serving surrounding areas and the city centre. 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 with Kings George V Park 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 for nursery to secondary level



Approx. Gross Internal Floor Area 70 Sq M / 752 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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