










Offers Over

£220,000

8 Cockpen View

Bonnyrigg | Midlothian | EH19 3PG

Impressive three-bedroom semi-detached villa pleasantly positioned within a quiet pocket of the ever-popular Bonnyrigg area. Located close to reputable schooling, excellent amenities, and convenient transport links, the property is bound to suit a variety of purchasers including young couples and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band – C
-  Council Tax Band – C



Description

A welcoming entrance hallway provides access to a handy understairs cupboard for additional storage. The lounge/ diner is bright and airy, enjoying a desirable dual-aspect that allows for excellent natural light throughout the day. An electric fireplace creates an attractive focal point within this generous living space. The stylish kitchen is fitted with a range of integrated white goods and benefits from worktop-matching paneling in splash areas, under-unit lighting, and a useful single pantry cupboard. Upstairs, the first-floor landing offers access to a floored attic via a Ramsay ladder, providing valuable extra storage. Bedroom one is a rear-facing double, while bedroom two is a front-facing double. Both rooms offer ample space for freestanding furniture and flexible layout options. Bedroom three is a single room, currently utilised as a home office, and includes a cupboard housing the boiler – ideal for a variety of uses. The fresh bathroom is fully panelled and fitted with a shower over bath and heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the lovely private rear garden is thoughtfully arranged over split levels and incorporates a mixture of decking, artificial turf, mature shrubs, a greenhouse, and an outdoor tap – a great space to enjoy throughout the seasons. To the front, there is a private garden along with a driveway providing off-street parking for two cars.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, microwave combination oven, fridge-freezer, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





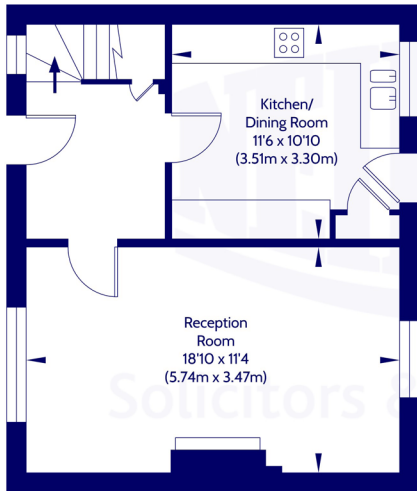
Location

Bonnyrigg, located approximately 8 miles southeast of Edinburgh city centre, offers convenient access to the City Bypass, providing quick routes to Edinburgh Airport and Central Scotland's motorway network. Frequent public transport links connect the town with surrounding areas and the city centre. The area benefits from a variety of local shops and services, as well as numerous recreational facilities, including the Lasswade Centre with library and swimming pool, and Kings George V Park with a children's playground and skate park. Golf enthusiasts can enjoy Kings Acre, Broomieknowe, and Melville courses, while the nearby Pentland Hills provide further outdoor activities, including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available within walking distance, from nursery through to secondary level.

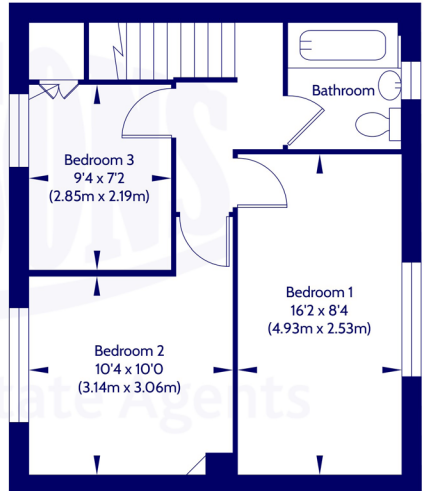




Approx. Gross Internal Floor Area 80 Sq M / 855 Sq Ft.



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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- [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.



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