



4 Castell Maynes Crescent  
BONNYRIGG | EH19 3RU

  
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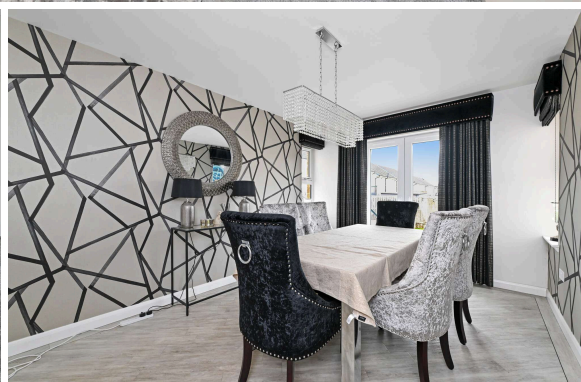
## 4 Castell Maynes Crescent

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Nestled on a quiet cul-de-sac in a modern, manicured development moments from excellent schools, abundant local amenities and quick transport links is this immaculately presented detached family home. Boasting a wide driveway, a double garage and a fully enclosed South facing rear garden with garden room this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge with feature fireplace, a luxury dining kitchen with attractive units, a formal dining room with French doors to the rear garden, a family room overlooking the rear garden and downstairs is completed by a stylish shower room and a useful utility room.

Following up a carpeted staircase the upper level enjoys a large master bedroom with bay window, double built-in wardrobes and an elegant en-suite shower room, a second double bedroom with built-in wardrobe and a further en-suite shower room, three additional well-proportioned double bedrooms all with built-in wardrobes and the home is completed by an exquisite main bathroom with bath and separate shower.



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





Externally the fully enclosed South facing rear garden is a low maintenance haven, with a section of artificial turf, a decked and paved areas ideal for al fresco dining and entertaining and with a stunning garden room currently utilised as a bar but could be equally adept as a home office.

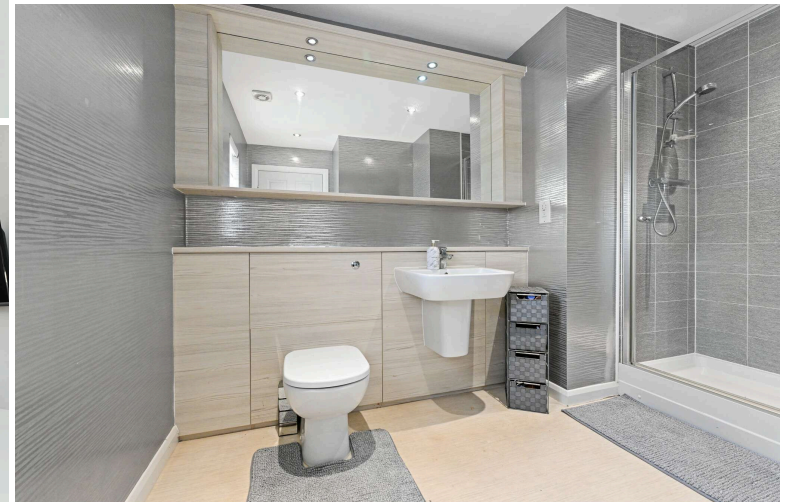
- Executive detached home in quiet cul-de-sac
- Moments from first rate schools
- Heart of Bonnyrigg location close to excellent amenities
- South facing rear garden with garden room
- Wide driveway and double garage
- Welcoming hallway
- Bright bay windowed lounge
- Luxury dining kitchen
- Formal dining room
- Superb family room
- Five double bedrooms
- Four bathrooms

Council Tax Band F, Energy rating C  
FACTOR - Scottish Woodlands approx £200 per annum

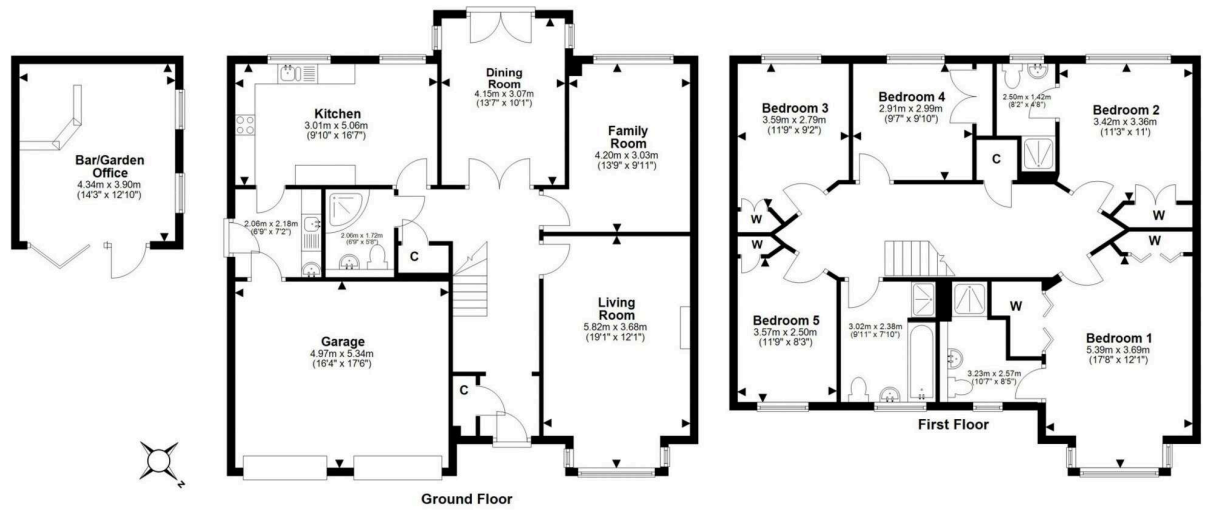


All fixtures, fittings, integrated kitchen appliances, curtains, blinds, fridges, tumble dryer & chest freezer, will be included in the sale.

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is an excellent 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.