



Offers Over
£250,000

17 South Chesters Drive

Bonnyrigg | Midlothian | EH19 3WJ

This impressive, beautifully presented three-bedroom end-terraced villa forms part of a quiet cul-de-sac setting in the sought after Hopefield Estate of Bonnyrigg. The property boasts a larger than average south-facing back garden and private parking and is conveniently positioned close to a lovely open expanse of parkland with nearby pond and kids playpark and is within a short walk of the local nursery and primary school.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private gardens
-  Private parking
-  EPC Band - C
-  Council Tax Band - D



Description

Offered to the market in move-in condition, this lovely home offers excellent family living, enhanced with a light and stylish interior throughout. Undoubtedly appealing to a wide variety of buyers, this fine home comprises; entrance vestibule with useful two piece WC apartment off. There is a well presented and spacious reception room to the front with open plan staircase leading to the upper floor with cleverly utilised under-stair storage. A stylish dining kitchen is located to the rear with French doors leading to the rear garden. The kitchen itself is fitted with a range of modern wall and base units with built-in hob/oven/hood. A great addition to this home is the handy utility room with further storage units and houses the washing machine. Upstairs leads to the three good sized double bedrooms, with two of the rooms benefiting from built-in wardrobes. Lastly the family bathroom comprises of a 4-piece modern white suite including bath, WC, wash hand basin and shower enclosure with mains shower. In addition, there is a partially floored attic with Ramsay ladder access, providing excellent additional storage provisions and further benefits include gas central heating with combi boiler and double glazing.



Factors

Hacking & Patterson are the factoring agents for the development to which there is a fee of approx. £200 per annum (paid monthly) for the upkeep of the communal grounds. In addition, there is a contribution of approx. £30 per quarter to the Scottish Woodland Trust for maintenance and upkeep of the nearby parkland, pond and kids playpark.



Extras

All fitted floor coverings and blinds will be included in the sale together with the built-in hob/oven and hood. The fridge freezer and washer/dryer can be made available by separate negotiation if desired.



Gardens & Parking

Externally, the property enjoys a beautifully maintained, larger than average rear garden with hot & cold water taps and outside power point. The south-facing garden enjoys a sunny setting and offers a perfect space for all the family. Gated access to the rear provides access to additional resident's parking and there is private parking located to the front of the property.

Viewing

By appointment through Neilsons 0131 625 2222.





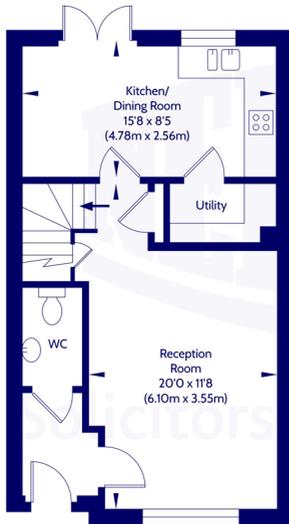
Location

South Chesters Drive forms part of the established and highly desirable Hopefield Estate of Bonnyrigg, lying 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 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 a delightful expanse of parkland, kids play park and pond just a short walk away. Kings George V Park is a lovely space in the centre of Bonnyrigg, with Kings Acre park, Broomieknowe and Melville golf courses all within easy reach. The 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.

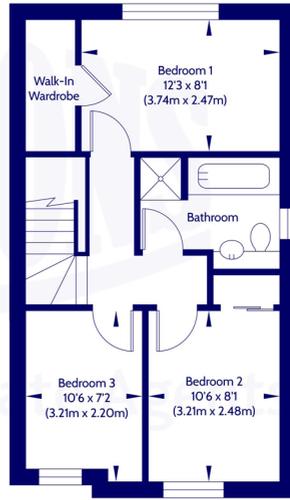




Approx. Gross Internal Floor Area 83 Sq M / 889 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

