










Offers Over  
**£150,000**

## 18G South Chesters Gardens

Bonnyrigg | Midlothian | EH19 3GF

This lovely, light-filled top floor flat forms part of a modern development with allocated parking space, quietly positioned within the sought after Hopefield estate of Bonnyrigg, convenient for access to local amenities and superb commuting links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - C



virtually staged by **HOMELii**

## Description

Enjoying delightful, panoramic views and an abundance of natural light, this lovely home is offered to the market in move-in condition, undoubtedly appealing to the first time buyer/couple or investor and merits internal viewing to be fully appreciated. Entered via a secure communal entrance, with Flat G located on the top floor and comprising; welcoming hallway with storage provisions. There is a lovely and spacious lounge/diningroom with uninterrupted skyline views, stylish fitted kitchen/diner with appliances included in the sale. There is a large double bedroom benefiting from built-in mirrored wardrobes and lastly, the modern bathroom comprises of a white suite and electric shower over bath. Further benefits include gas central heating and double glazing.

*Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*



## Extras

All the fitted floor coverings, blinds and curtains will be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and free-standing washing machine.

## Gardens & parking

There are lovely landscaped gardens surrounding the property with an allocated parking space situated to the rear of the building. In addition, there is also a secure bin store and bike shed.

## Factors

There is a factoring fee of approx. £70 per month payable to Hacking & Paterson for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

## Viewing

By appointment with Neilsons on 0131 625 2222.





virtually staged by **HOMELi**

## Location

South Chester Gardens forms part of the desirable Hopefield Estate, situated within the popular Midlothian town of Bonnyrigg, lying approximately eight miles southeast of Edinburgh City Centre. There is a good range of local day to day amenities in the area with a large 24 hour Tesco Superstore just a short journey away. The Lasswade Centre houses a gym, swimming pool, library and café with many further recreational facilities available including Broomieknowe & Melville golf courses with the area surrounded by attractive open countryside providing pleasant walkways and cycle paths with the nearby district of Roslin providing lovely woodland walks within Roslin Glen. Educational facilities are available in the area ranging from nursery to senior level. The City Bypass is easily accessible from Bonnyrigg and links the main Scottish motorway network system. The A1 and A7 is also within close proximity with frequent bus connections and rail services, available at Eskbank, providing an ideal base for the commuter.





Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.

### 3rd 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.



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