










Offers Over

£250,000

19 South Chesters Drive

Bonnyrigg | Midlothian | EH19 3WJ

This delightful, tastefully presented 3 bedroom end-terraced villa with allocated parking space and sizeable gardens, including a large south-facing rear garden, is quietly situated within a pleasant cul-de-sac in the prime modern development of Hopefield. 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 with excellent transport links nearby.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  Allocated Parking space
-  EPC Rating – B
-  Council Tax Band - D



Description

This home is a must see to be fully appreciated! Enjoying excellent natural light throughout and offered to the market in move-in condition, the property offers many additional features including a part floored attic with light, security cameras, Ring doorbell, built-in speakers in the bathroom, a NEST heating system together with interlinked smoke & heat detectors. Undoubtedly appealing to the professionals or the growing families seeking a lovely home in a great area, the property comprises; entrance hallway with attractive tiled floor, leading to the practical two piece WC apartment. There is a beautifully presented reception room to the front of the property, featuring wood flooring, storage provisions with open plan staircase leading to the upper floor. There is a sizeable, contemporary dining kitchen with French doors leading to the rear patio. The integrated kitchen is fitted with a range of contemporary wall and base units with built-in hob, oven and hood, integrated washing machine and free standing American style fridge freezer – included in the sale. The three generously sized bedrooms are located on the upper floor, with the principal bedroom enjoying the added advantage of a walk-in dressing room and a media wall, conveniently set with socket and bracket for a wall hung TV. Double bedroom two also benefits from fitted wardrobes and the third bedroom is a great space, currently utilised as a home office. The four-piece family bathroom comprises of a shower enclosure housing the luxury Rainfall shower unit, a bath, WC and wash hand basin set within a stylish vanity unit. Further benefits include a gas central heating system with combi boiler and double glazed window units.



Extras

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

Externally

The property benefits from an attractive, larger than average rear garden, enjoying a southerly aspect with decked patio and expanse of lawn with gated access to the rear providing additional resident's parking. Located to the front of the property is an allocated parking space.

Factor

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 playground.

Viewing

By appointment through Neilsons on 0131 625 2222.





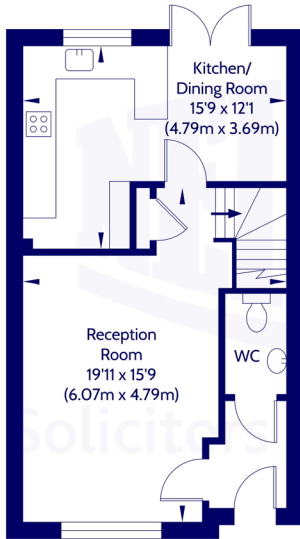
Location

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.

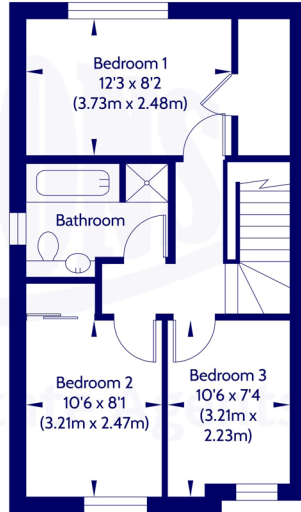




Approx. Gross Internal Floor Area 82 Sq M / 886 Sq Ft.



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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