



11 Widnell Lane
BONNYRIGG | EH19 3SZ


warners
solicitors & estate agents



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Warners are delighted to present this stunning three-bedroom semi-detached home. The accommodation begins with a welcoming entrance hallway with a convenient WC. To the front, the bright and spacious living room features two useful storage cupboards and flows through to the contemporary kitchen/dining room positioned to the rear. The kitchen is fitted with modern cabinetry and integrated appliances, with ample space for dining, while French doors open directly onto the private rear garden. Stunning tiled flooring runs throughout the ground floor accommodation, enhancing the sleek and contemporary feel of the home.

Upstairs, there are two generous double bedrooms and a further single bedroom. The principal bedroom benefits from integrated wardrobe storage and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom featuring a stylish three-piece suite with shower over bath.

Externally, the fully enclosed rear garden is laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining while enjoying a high degree of privacy and attractive countryside views. A garden shed offers useful external storage.

- Bright and spacious living room with feature fireplace and two storage cupboards
- Contemporary kitchen/dining room with integrated appliances and French doors to rear garden
- Principal double bedroom with integrated wardrobe and en-suite shower room
- Two further bedrooms
- Contemporary family bathroom with stylish three-piece suite and shower over bath
- Private front and rear landscaped gardens
- Gas central heating, double glazing and solar panels
- Private mono bloc driveway
- Council Tax Band: E Energy Rating: B



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



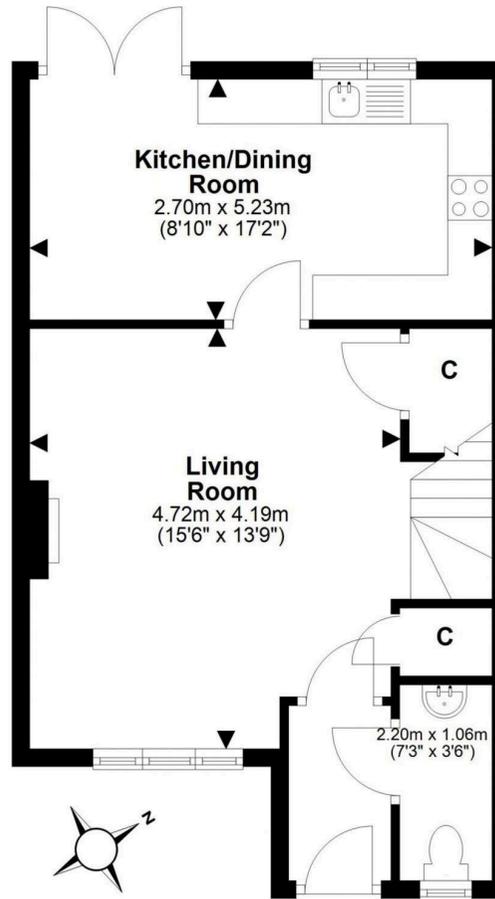
Factoring fees are payable to Speirs Gumley approximately £25 per quarter and a £50 deposit.

All fittings and integrated kitchen appliances will be included in the sale of the property.

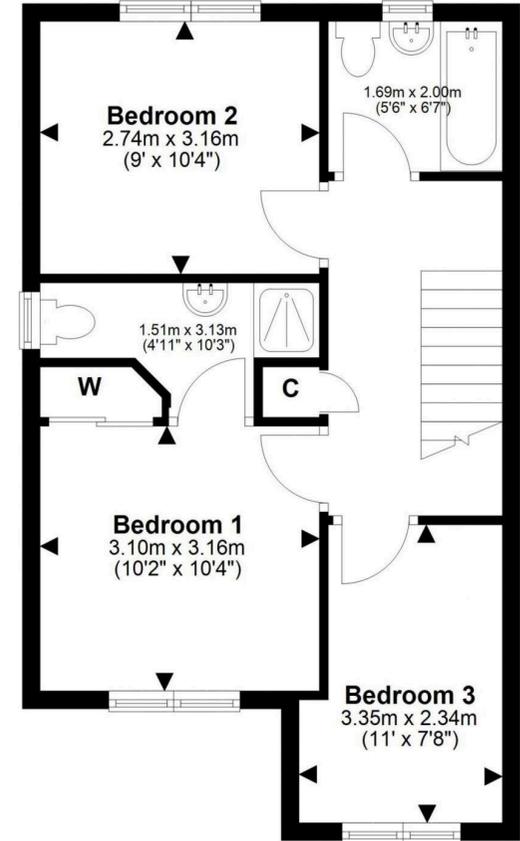
The fireplace, garden shed, light fitting in bedroom 3, TV bracket and ring alarm system will not be included in the sale.

The subjects are located in the popular Midlothian town of Bonnyrigg, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets on hand, supported by the usual banks, building societies and postal services. There is further shopping in nearby Dalkeith, whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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.