



41 Kilconquhar Place
BONNYRIGG | EH19 3SR


warners
solicitors & estate agents





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Rare opportunity to purchase this stunning five bed detached home with a high spec interior, private driveway and fully enclosed rear back garden, forming part of an exclusive development set in the ever-popular Midlothian town of Bonnyrigg.

The property is presented the market in truly move-in condition, providing thoughtfully planned, flexible and stylish accommodation on two floors, representing an ideal family home. The spacious and bright kitchen/dining room area is arguably the main living hub of the property boasting French doors that extend into the wonderful, landscaped rear garden with a mixture of gravel, patio, a tap and laid lawn. The high spec designer kitchen comes with all modern integrated appliances and currently comprises a 5-ring gas hob and fan, double oven, dishwasher, fridge/freezer and a breakfast bar to enjoy that morning coffee. The bright and spacious lounge gives an alternative more snug reception room and is located at the front of the property. There is a handy utility area in the double garage with washer and dryer and also downstairs there is a cloak room/WC. Upstairs houses five bedrooms, mostly with built in wardrobes and two of which feature en-suite shower rooms, the master with a walk-in wardrobe and a contemporary family shower room completes the accommodation with a waterfall shower and heated towel rail.

Externally the property features immaculate front and rear gardens making it perfect for dining and outdoor entertaining. Early viewing is recommended to appreciate the accommodation on offer.

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





- Exclusive five bedroom detached home in move in condition
- Welcoming Hallway with downstairs WC and excellent storage
- Snug Lounge
- Stylish kitchen/dining room with breakfast bar and patio doors
- Utility Room/double garage with access to rear garden
- Five bedrooms (two benefit from en-suite shower rooms)
- Contemporary family shower room
- Private driveway and Integral double garage
- Private front and rear enclosed garden with decking area

Energy Rating B

Council Tax G

Factor payable to Speirs Gumley approx. £68 per quarter,

All fixtures, fittings, integrated kitchen appliances, dishwasher, and fridge freezer will be included in the sale. The washing machine and tumble dryer will be excluded from the sale.



The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good 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. Nursery and primary schooling is well represented in the area and Edinburgh College's Midlothian Campus is 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.





