










Offers Over
£215,000

15 Holly Terrace

Bonnyrigg | Midlothian | EH19 3EA

A fantastic opportunity has arisen to purchase this attractive and beautifully presented semi-detached villa with lovely private gardens and driveway, quietly situated within a cul-de-sac setting close to a host of fantastic local amenities, schooling and transport links. Presented to the market in true move-in condition.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Driveway
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation in brief comprises; welcoming entrance hallway, generously proportioned and bright dual-aspect lounge/dining room, stunning fitted kitchen with breakfast bar and door providing access to side, well proportioned principal bedroom with fitted storage, two further good sized bedrooms and modern fitted bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated washing machine, integrated dishwasher, integrated oven/hob and freestanding fridge/freezer.

Gardens & Driveway

A real feature of this property is the generous sized private garden to the rear which is mainly laid to lawn with an area of decking. To the front of the property lies a good sized driveway providing off-street parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





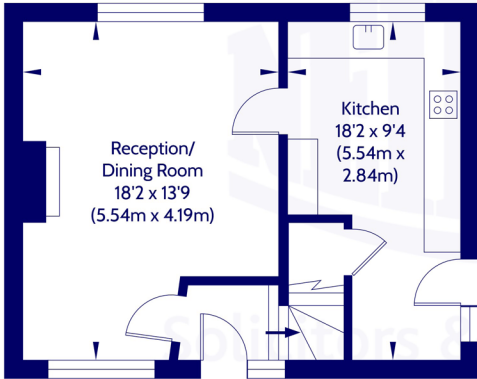
Location

Holly Terrace is quietly situated within the sought after Midlothian town of Bonnyrigg, 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 available 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 Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Excellent schooling is available in the area ranging from nursery to secondary level.

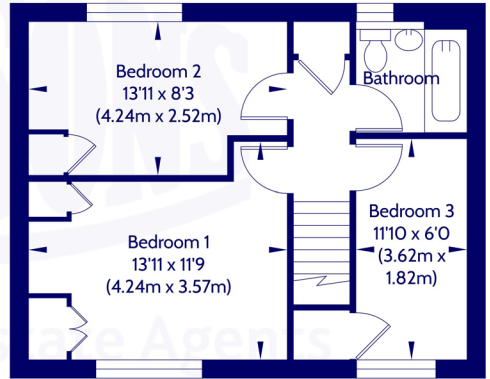




Approx. Gross Internal Floor Area 80 Sq M / 856 Sq Ft.



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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